

Pender County Planning and Community Development

Planning Division

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



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

AGENDA

**Pender County Planning Board
Tuesday, July 1, 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: (June 3, 2014)**
- 3. Public Comment:**

(Public Hearings Open)

4. Zoning Map Amendment:

Pender County, applicant, on behalf of Melanie G. Herring, Miranda Rodriguez, and Keith Tatro, owners, is requesting approval of a Zoning Map Amendment for a general use rezoning of four (4) tracts totaling 15.69 acres from RA, Rural Agricultural, to the GB, General Business District. The subject properties are located on the northwest corner of the intersection of Camp Kirkwood Road (SR 1318) and US HWY 117, and may be identified by Pender County PIN(s): 3322-45-8223-0000 (1.00 acre), 3322-44-8909-0000 (5.57 acres), 3322-44-7653-0000 (7.93 acres), and 3322-44-4210-0000 (1.19 acres).

5. Master Development Plan:

OPV Development, LLC, applicant and owner, is requesting a revision to the previously approved Master Development Plan for a 2-phased Mixed Use Subdivision; specifically reducing the previously established setbacks for Phase 2. The proposed project is located on the north side of Country Club Drive (SR 1565) approximately one (1) mile from the intersection of US HWY 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.

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

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

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

6. Master Development Plan:

Pender Farm Development, LLC, and Pender Farm Commercial, LLC, applicants, on behalf of Pender 1164, LLC, owner, are requesting approval of a 5 phase Master Development Plan known as Blake Farm, consisting of 2,998 residential units and 250,000 sq. ft. of non-residential space. The applicant is also requesting Preliminary Plat approval for Phase 1 (SF1) consisting of 278 single-family residential units and associated infrastructure. The property is located 1/8 mile north of Sidbury Road (SR 1572) and west of US HWY 17 near Scott's Hill and contains approximately ±1344.5 acres zoned PD, Planned Development District. The properties may be identified as Pender County PIN(s) 3271-04-4167-0000; 3271-25-1909-0000; 3262-72-5914-0000; 3262-54-5164-0000.

(Public Hearings Closed)

7. Discussion Items:

a. Planning Staff Items:

- i. Discussion on Parking Standards
- ii. Discussion on Portable Storage Containers

b. Planning Board Members Items:

8. Next Meeting: August 5, 2014

9. Adjournment:

PLANNING STAFF REPORT
Zoning Map Amendment

SUMMARY:

Hearing Date: July 1, 2014 – Planning Board
July 7, 2014 – Board of Commissioners
Case Number: 11193 – Pender County Camp Kirkwood Road (ZMA)
Applicant: Pender County
Property Owner: Multiple: Melanie G. Herring, Miranda Rodriguez, and Keith Tatro

Rezoning Proposal: Pender County, applicant, on behalf of Melanie G. Herring, Miranda Rodriguez, and Keith Tatro, owners, is requesting approval of a Zoning Map Amendment for a general use rezoning for four (4) tracts totaling 15.69 acres from RA, Rural Agricultural to the GB, General Business district.

Property Record Number, Acreage, and Location: The subject properties are located on the northwest corner of the intersection of Camp Kirkwood Road and US HWY 117, and may be identified by Pender County PIN(s): 3322-45-8223-0000 (1.00 acre), 3322-44-8909-0000 (5.57 acres), 3322-44-7653-0000 (7.93 acres), and 3322-44-4210-0000 (1.19 acres). There are four tracts associated with this request totaling 15.69 acres.

Staff Recommendation: The request complies with all criteria set forth in Article §3.3.8 of the *Pender County Unified Development Ordinance*. The request is not in conflict with the *2010 Comprehensive Land Use Plan*. Staff respectfully recommends that the request be approved.

HISTORY:

These tracts of land were changed from RA, Rural Agricultural, to B-2, Business District (Highway) in 1999 by the Pender County Board of Commissioners. The four properties were inadvertently affected by a zoning change in 2009 in which the tracts were reverted to the RA, Rural Agricultural because of technical error.

DESCRIPTION:

Pender County, applicant, on behalf of Melanie G. Herring, Miranda Rodriguez, and Keith Tatro, owners, is requesting approval of a Zoning Map Amendment for a general use rezoning for four (4) tracts totaling 15.69 acres from RA, Rural Agricultural to the GB, General Business district.

The subject properties are located on the northwest corner of the intersection of Camp Kirkwood Road and US HWY 117, and may be identified by Pender County PIN(s): 3322-45-8223-0000 (1.00 acre), 3322-44-8909-0000 (5.57 acres), 3322-44-7653-0000 (7.93 acres), and 3322-44-4210-0000 (1.19 acres). There are four tracts associated with this request totaling 15.69 acres. Three of the tracts are vacant wooded; one tract contains a metal building/garage.

These tracts of land were changed from RA, Rural Agricultural, to B-2, Business District (Highway) in 1999 by the Pender County Board of Commissioners. The four properties were inadvertently affected by

a zoning change in 2009 in which the tracts were reverted to the RA, Rural Agricultural because of technical error. The intention of the Planning and Community Development Department is to rectify this mistake and request that the Board change the zoning of the properties to GB, General Business to closely mimic what was in place.

Each of these four tracts of land meets the minimum lot size of 15,000 square feet and the minimum rezoning acreage requirement of one acre for the GB, General Business district. The tracts are not located within the Special Flood Hazard Area (SFHA). As shown on the aerial, tracts one, two, and three have direct access via US HWY 117. Tracts three and four have direct access via Camp Kirkwood Road.

This is a general use rezoning which will encompass all uses permitted-by-right in the GB, General Business district as shown on the Permitted Use Table 5.2.3 of the Pender County Unified Development Ordinance. The GB, General Business district is primarily intended to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses.

PROJECT EVALUATION:

This zoning map amendment request has been evaluated for compliance with the Pender County Unified Development Ordinance and the Pender County Comprehensive Land Use Plan, as well as the existing land uses and zoning classifications in the surrounding area.

- A. **Public Notifications:** Public Notice of the proposal for map change has been advertised in the *Pender-Topsail Post and Voice*. Adjacent property owners have been given written notice of the request, and a sign has been placed on the subject property.
- B. **Existing Zoning:** All adjacent properties are zoned RA, Rural Agricultural.
- C. **Existing Land Use:** The property area is bordered by a vacant wooded tract to the north, by a single-family residence and agricultural land across Camp Kirkwood Road to the south, by Dabby's Grill and agricultural land across US HWY 117 to the east, and by Pop's Auto Shop, a single-family residence, and a wooded tract to the west.
- D. **2010 Comprehensive Land Use Compliance:** The 2010 Comprehensive Land Use Plan designates the subject property "Rural Growth." Uses that would typically be allowed in Rural Growth areas include very low-density residential development (single-family site-built, modular, and manufactured homes) on one acre or greater size lots; agriculture, forestry, churches; very limited non-residential uses - commercial, office, or public/institutional - meeting locational criteria. Locational criteria for non-residential uses in Rural Growth areas include frontage and access to a major State highway or secondary road, location at a major rural intersection, proximity to similar existing non-residential uses, and spatial separation from non-compatible uses such as existing residential development. The following goals and policies within this plan may be relevant to the proposed Zoning Map Amendment:
 - 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.
- ii. **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.

E. Unified Development Ordinance Compliance: This is a general use rezoning, which will allow all uses permitted-by-right in the GB, General Business zoning district. The GB, General Business district is primarily intended to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses. (§ 4.9.1)

3.3.8 Review Criteria for Rezoning

The Planning Board and Board of Commissioners shall consider the following matters in considering a rezoning request:

- A. Whether the range of uses permitted by the proposed change would be appropriate to the area concerned (including not being detrimental to the natural environment, not adversely affecting the health or safety of residents or workers in the area, not being detrimental to the use or development of adjacent property, and not materially or adversely affecting the character of the general neighborhood);
- B. Whether adequate public facilities/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change;
- C. Whether the proposed change is consistent with the County's Comprehensive Land Use Plan and CAMA Land Use Plan or any other adopted land use document.
- D. Whether the proposed amendment is reasonable as it relates to the public interest.

F. Summary and Administrator Recommendation: The application consists of a general use rezoning of four tracts (15.69 acres total) from RA, Rural Agricultural to the GB, General Business zoning district. As submitted, the application is in compliance with the standards of the Pender County Unified Developed Ordinance and is not in direct conflict of the Comprehensive Land Use Plan. Staff respectfully recommends approval for this general use rezoning.

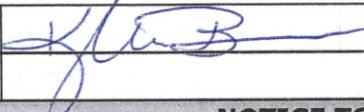
Planning Board

Motion: _____ Seconded: _____

Approved: _____ Denied: _____ Unanimous _____

Williams: ___ Clammy: ___ Baker: ___ Boney: ___ Edens: ___ Marshburn: ___ Nalee: ___

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA 11193	Date	5/16/2014
Application Fee	\$ N/A	Receipt No.	N/A
Pre-Application Conference	N/A	Hearing Date	7/1/2014 PB
SECTION 1: APPLICANT INFORMATION		7/7/2014 BOCC	
Applicant's Name:	Pender County	Owner's Name:	See attachment
Applicant's Address:	805 S Walker St	Owner's Address:	See attachment
City, State, & Zip	Burgaw, NC 28425	City, State, & Zip	See attachment
Phone Number:	910-259-1202	Phone Number:	See attachment
Legal relationship of applicant to land owner:			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	See attachment	Total property acreage:	See attachment
Current Zoning District:	RA	Proposed Zoning District:	GB
Project Address :	See attachment		
Description of Project Location:	Four parcels located on the northwest corner of the intersection of Camp Kirkwood Road and US HWY 117		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	5/16/14
Owner's Signature		Date:	
<u>NOTICE TO APPLICANT</u>			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda 			

Rezoning/Zoning Map Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form		
<i>N/A</i>	Application fee		
<input checked="" type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings and tax abstract, all adjacent property owners, including property owners directly across any road or road easement, and owners of the property under consideration for rezoning.		
<input checked="" type="checkbox"/>	Two (2) business size envelopes legibly addressed with first class postage for each of the adjacent and abutting property owners on the above list.		
<i>MSD</i> <input checked="" type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.		
<input type="checkbox"/>	18 (11"x17") map copies to be distributed to the Planning Board		
<input type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners		
<i>N/A</i> <input type="checkbox"/>	Digital (.pdf) submission of all application materials		
<i>KB</i> <i>Letter</i> <input type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.		
Office Use Only			
<i>N/A</i>	ZMA Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)	Total Fee Calculation: \$	<i>N/A</i>
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
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:
Application completeness approved by:	<i>Andr H. Cing</i>		Date: <i>6/10/2014</i>
Dates scheduled for public hearing:			
<input checked="" type="checkbox"/> Planning Board: <i>7/1/14</i>			
<input checked="" type="checkbox"/> Board of Commissioners: <i>7/7/14</i>			

RETURN COMPLETED APPLICATION TO:
Pender County Planning & Community Development
805 South Walker Street
P.O. Box 1519
Burgaw, NC 28425

Print Form

Rezoning Application Attachment: **Owners and Properties**

Owner's Name and Address:

Melanie G. Herring
5634 Chelon Ave
Wilmington, NC 28409

Property PIN: 3322-45-8223-0000
Property Address: Hwy 117
Property Acreage: 1.00

Miranda Rodriguez
388 Brickyard Rd
Hampstead, NC 28443

Property PIN: 3322-44-8909-0000 and 3322-44-7653-0000
Property Address: Hwy 117
Property Acreage: 5.57 and 7.93

Keith F. Tatro
1006 Mallard Roost Dr
Burgaw, NC 28425

Property PIN: 3322-44-4210-0000
Property Address: 2403 Camp Kirkwood Rd
Property Acreage: 1.19

Total Acreage (four properties): 15.69

Pender County Planning and Community Development

Planning Division

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



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www.pendercountync.gov

June 4, 2014

Ms. Melanie G. Herring
5634 Chelon Ave
Wilmington, NC 28409

RE: Request to Correct Zoning Error on Your Property

Dear Ms. Herring,

It has come to our attention that your property was inadvertently affected by a zoning change in 2009. According to our records, certain identified tracts of land were changed from RA, Rural Agricultural District, to B-2, Business District (Highway), in 1999 by the Pender County Board of Commissioners. During the 2009 zoning change, your property, located on the northwest corner of Camp Kirkwood Road and US Highway 117 (PIN 3322-45-8223-0000), was reverted to the RA District because of technical error. The intention of the Planning and Community Development Department is to rectify this mistake and request that the Board change the zoning of your property to GB, General Business District, to closely mimic what was in place.

The GB District is primarily intended to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses. For your review, a map of the property showing the existing and proposed zoning has been included with this letter. Your property is labeled "1".

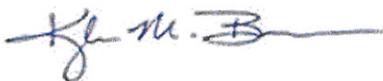
A public hearing for the rezoning has been scheduled as listed below:

July 1, 2014 – Planning Board Public Hearing

July 7, 2014 – Board of Commissioners Public Hearing and Adoption

All meetings will be held at the Administrative Building, located at 805 South Walker Street, Burgaw, NC 28425. You will receive a public hearing notification prior to the hearings taking place. Should you have any questions or concerns, or for a list of allowable uses in each zoning district, please contact the Planning & Community Development Department at (910)259-1202, or stop by the office, prior to June 13th. We apologize for any inconvenience this may have caused you.

Regards,



Kyle M. Breuer, Director

Pender County Planning and Community Development

Planning Division

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



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

June 4, 2014

Ms. Miranda Rodriguez
388 Brickyard Rd
Hampstead, NC 28443

RE: Request to Correct Zoning Error on Your Property

Dear Ms. Rodriguez,

It has come to our attention that your property was inadvertently affected by a zoning change in 2009. According to our records, certain identified tracts of land were changed from RA, Rural Agricultural District, to B-2, Business District (Highway), in 1999 by the Pender County Board of Commissioners. During the 2009 zoning change, your properties, located on the northwest corner of Camp Kirkwood Road and US Highway 117 (PIN 3322-44-8909-0000 and PIN 3322-44-7653-0000), was reverted to the RA District because of technical error. The intention of the Planning and Community Development Department is to rectify this mistake and request that the Board change the zoning of your property to GB, General Business District, to closely mimic what was in place.

The GB District is primarily intended to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses. For your review, a map of the property showing the existing and proposed zoning has been included with this letter. Your property is labeled "2" and "3".

A public hearing for the rezoning has been scheduled as listed below:

July 1, 2014 – Planning Board Public Hearing

July 7, 2014 – Board of Commissioners Public Hearing and Adoption

All meetings will be held at the Administrative Building, located at 805 South Walker Street, Burgaw, NC 28425. You will receive a public hearing notification prior to the hearings taking place. Should you have any questions or concerns, or for a list of allowable uses in each zoning district, please contact the Planning & Community Development Department at (910)259-1202, or stop by the office, prior to June 13th. We apologize for any inconvenience this may have caused you.

Regards,

Kyle M. Breuer, Director

Pender County Planning and Community Development

Planning Division

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



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

June 4, 2014

Mr. Keith Tatro
1006 Mallard Roost Dr
Burgaw, NC 28425

RE: Request to Correct Zoning Error on Your Property

Dear Mr. Tatro,

It has come to our attention that your property was inadvertently affected by a zoning change in 2009. According to our records, certain identified tracts of land were changed from RA, Rural Agricultural District, to B-2, Business District (Highway), in 1999 by the Pender County Board of Commissioners. During the 2009 zoning change, your property, located on the northwest corner of Camp Kirkwood Road and US Highway 117 (PIN 3322-44-4210-0000), was reverted to the RA District because of technical error. The intention of the Planning and Community Development Department is to rectify this mistake and request that the Board change the zoning of your property to GB, General Business District, to closely mimic what was in place.

The GB District is primarily intended to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses. For your review, a map of the property showing the existing and proposed zoning has been included with this letter. Your property is labeled "4".

A public hearing for the rezoning has been scheduled as listed below:

July 1, 2014 – Planning Board Public Hearing

July 7, 2014 – Board of Commissioners Public Hearing and Adoption

All meetings will be held at the Administrative Building, located at 805 South Walker Street, Burgaw, NC 28425. You will receive a public hearing notification prior to the hearings taking place.

Should you have any questions or concerns, or for a list of allowable uses in each zoning district, please contact the Planning & Community Development Department at (910)259-1202, or stop by the office, prior to June 13th. We apologize for any inconvenience this may have caused you.

Regards,

Kyle M. Breuer, Director

Legend

 Subject Properties  RA, Rural Agricultural

Current Zoning June 2014



Legend

 Subject Properties  RA, Rural Agricultural
 GB, General Business

Proposed Zoning



WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

Deed Book:

1597

Page:

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ZoomIn

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0072.001.jpg

FILED

00 JUN 27 AM 11:22

BR 1597PG072

PENDER COUNTY NC 06/27/2000 \$15.00



Real Estate Excise Tax

Excise Tax \$15.00

JOYCE M. SWICEGOOD REGISTER OF DEEDS, PENDER COUNTY, NC

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to

This instrument was prepared by Lawrence S. Boehling

Brief Description for the index

Union Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made June 26, 2000, by and between

GRANTOR

JAMES F. DRAKE AND WIFE, JUDITH M. DRAKE

GRANTEE

TRACY HERRING AND WIFE, MELANIE HERRING

Recorded and Verified
Joyce M. Swicegood
Register of Deeds
Pender County, NC RB

Enter in appropriate block for each party; name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Union Township, Pender County, North Carolina and more particularly described as follows:

Located in Union Township, Pender County, N.C. adjacent to and West of the Western Right-of-Way line of U.S. Highway No. 117 and being more fully described as follows, to wit:

BEGINNING at an iron pipe in the Western Right-of-Way line of U.S. Highway No. 117, said iron pipe being located along said line at a point that is the following courses and distances from N.C. GRID MONUMENT "TWIN": South 44 degrees 24 minutes 51 seconds West 191.32 feet and South 04 degrees 25 seconds 57 minutes West 684.53 feet to the BEGINNING; and running thence, from the BEGINNING, so located,

- (1) with the Western Right-of-Way line of U.S. Highway No. 117, South 04 degrees 25 minutes 57 seconds West 110.25 feet to an iron pipe in line; thence,
(2) North 85 degrees 34 minutes 01 seconds West 414.04 feet to an iron pipe in the Richard C. Hall line; thence,
(3) with said line North 23 degrees 16 minutes 28 seconds East 116.49 feet to an iron pipe in line; thence,
(4) South 85 degrees 34 minutes 01 seconds East 376.42 feet to the BEGINNING,

containing 1.00 acres or more or less and is as surveyed by Thompson Surveying Co., P.A. of Burgaw, N.C. during May 1991.

As a reference to the above described tract see Book 742, at Page 720 of the Pender County Registry.

WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

Deed Book:

3348

Page:

0169.jpg

ZoomIn

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Previous

Next

\$280.00



PENDER COUNTY NC



Real Estate Excise Tax

FILED

BK3348PG169

07 NOV -1 PM 3:44

JOYCE M. SWICEGOOD
REGISTER OF DEEDS
PENDER COUNTY, NC

PIN # 3322-63-1849-0000
DATE 11/1/07 INT. NEW

The attorney preparing this instrument has made no record search or title examination as to the property herein described, unless the same is shown by his written and signed certificate.

Excise Tax \$280.00

Recording: Time, Book and Page

Tax Lot No. _____ Parcel Identifier No.: _____
Verified By: _____ Pender County on the _____ day of _____, 2007

Mail after recording to:

This instrument prepared by Biberstein & Nunalee, Attorneys at Law, P. O. Box 428, Burgaw, NC 28425.

Brief Description for the Index

22.390 acres Murray Town Rd.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of November, 2007, by and between:

GRANTOR

GRANTEE

VERA ANN WELLS OWENS (Widow)

WAYNE THOMPSON
708 Windswept Place
Wilmington, NC 28405

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, in that certain lot or parcel of land situated in Union Township, Pender County, North Carolina and more particularly described as follows:

Being that certain tract of land containing 22.390 acres more or less, as shown on a map entitled "Map of

Recorded and Verified
Joyce M. Swicegood
Register of Deeds
Pender County, NC

11

WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

Deed Book: 3148 Page: 0277.jpg ZoomIn ZoomOut Previous

Next

BK3148PG277

PENDER COUNTY NC 01/24/2007 FILED \$500.00 07 JAN 24 PM 4:15 JOYCE M. SWICEGOOD REGISTER OF DEEDS PENDER COUNTY, NC PIN # 3322-44-7653-0009 DATE 1-24-07 INT -ICB

Excise Tax \$500.00 Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. Verified by County on the day of 2006 by

Mail after recording to This instrument was prepared by Lawrence S. Boehling Brief Description for the index Recorded and Verified Joyce M. Swicegood Register of Deeds Pender County, NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made January 24, 2007, by and between GRANTOR JAMES F. DRAKE AND WIFE JUDITH M. DRAKE GRANTEE MIRANDA RODRIGUEZ a 1/4 undivided interest; ROBERT BADALIAN a 1/4 undivided interest; and ALAN MCMAUGH a 1/2 undivided interest

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Pender County, North Carolina and more particularly described as follows:

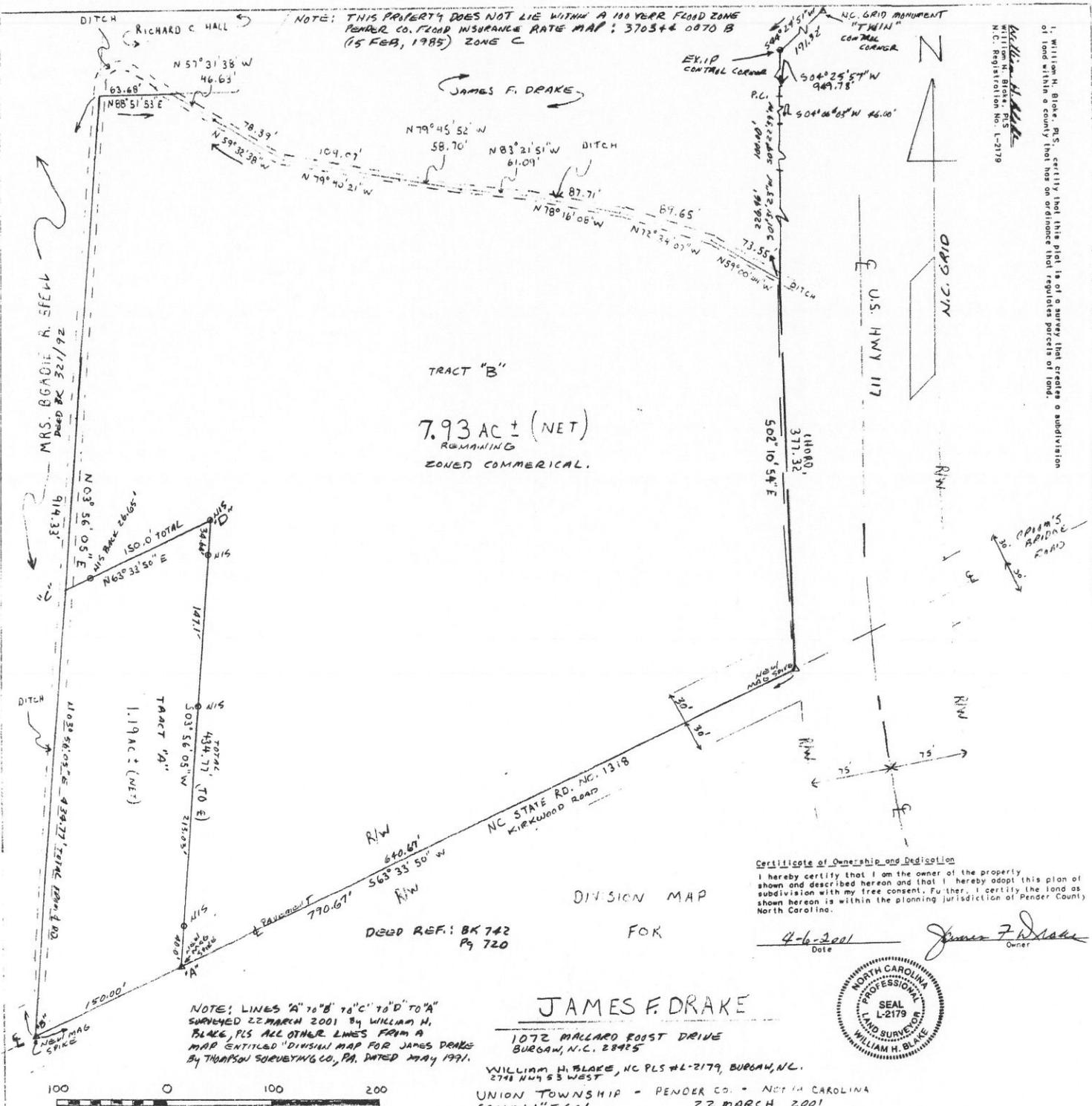
TRACT 1: BEING that 7.93 acre tract, more or less, as shown on a map entitled "Division Map for James F. Drake" recorded in Map Book 34, page 32 of the Pender County Registry reference to which is hereby made for a more particular description.

TRACT 2: The following described tract having Pender County P.I.N. 3322-44-8909-0000.. Located in Union Township; Pender County, North Carolina lying adjacent to and West of the Western Right-of-Way (75.0 feet from centerline) of U.S. Highway No. 117 and being more fully described as follows, to wit: BEGINNING at an iron pipe in the Western Right-of-Way line of U.S. Highway No. 117, said iron pipe being located along said line at a point that is the following courses and distances from N.C. Grid Monument "TWIN": South 44 Degrees 24 Minutes 51 Seconds West 191.32 feet and South 04 Degrees 25 Minutes 57 Seconds West 794.78 feet to the Beginning; and running thence, from the Beginning, so located, description continued on "EXHIBIT A"

3

I, William H. Blake, PLS, certify that this plot is of a survey that creates a subdivision of land within a county that has an ordinance that requires permits of land.

NOTE: THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE PENDER CO. FLOOD INSURANCE RATE MAP: 370344 0070 B (5 FEB, 1985) ZONE C



TRACT "B"
7.93 AC ± (NET)
REMAINING
ZONED COMMERCIAL.

TRACT "A"
1.19 AC ± (NET)

Certificate of Ownership and Dedication
I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent. Further, I certify the land as shown hereon is within the planning jurisdiction of Pender County, North Carolina.

4-6-2001
Date
James F. Drake
Owner



JAMES F. DRAKE

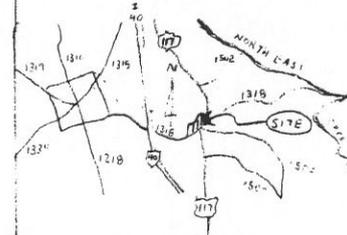
1072 MALLARD ROOST DRIVE
BURGAW, N.C. 28425

WILLIAM H. BLAKE, NC PLS #L-2179, BURGAW, N.C.
2748 HWY 53 WEST
UNION TOWNSHIP - PENDER CO. - NORTH CAROLINA
22 MARCH 2001
SCALE: 1" = 60'

STATE OF NORTH CAROLINA PENDER COUNTY
I, Janet Wooten, REVIEW OFFICER of Pender County, certify that the map or plot to which this certification is affixed meets all statutory requirements for recording.

Janet Wooten
Review Officer
4-6-01
Date

VICINITY MAP
(NOT TO SCALE)



LEGEND: NIS = NEW IRON STAKES
EX.I.P. = EXISTING IRON PINE

STATE OF NORTH CAROLINA PENDER COUNTY
I, William H. Blake, PLS, certify that this plot was drawn under my supervision from an actual survey made by me from information found in the Pender County Registry, as noted hereon, that the ratio of precision as calculated is 1:10,000+; that the boundaries not surveyed are clearly noted; that this plot was prepared in accordance with G.S. 47-50 as amended. Witness my original signature, registration number, and seal this 22 day of April 2001

William H. Blake
William H. Blake
Professional Land Surveyor
N.C. License No. L-2179

STATE OF NORTH CAROLINA PENDER COUNTY
Filed for registration on the 6 day of April 2001, at 2:45 (P.M.) and duly recorded in Map Book 34 at Page 32. SL 459

JOYCE M. SWANERD
Register of Deeds
By Angela modeling, asst

SL 459 MB 34 PG 32



WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

Deed Book:

3397

Page:

0067.jpg

ZoomIn

ZoomOut

Previous

Next

PENDER COUNTY NC

01/31/2008

\$30.00



Real Estate
Excise Tax

FILED

BK3397PG067

08 JAN 31 AM 10:09

JOYCE M. SWICEGOOD
REGISTER OF DEEDS
PENDER COUNTY, NC

PIN #3322-44-4210-0000
DATE 1/31/08 INTJE

Excise Tax \$30.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 2008
by _____

Mail after recording to _____
This instrument was prepared by Lawrence S. Boehling

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **JANUARY 29, 2008**, by and between

GRANTOR

JAMES F DRAKE AND WIFE,
JUDITH M DRAKE

GRANTEE

KEITH F. TATRO AND WIFE,
SANDRA K. TATRO
1006 MALLARD ROOST DR.
BURGAW, NC 28425

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in PENDER County, North Carolina and more particularly described as follows:

BEING all of Tract "A" consisting of 1.19 acres, more or less, as shown on a map entitled "Division Map for James F. Drake" recorded in Map Book 34 at page 32 of the Pender County Registry reference to which is hereby made for a more particular description.

Recorded and Verified
Joyce M. Swicegood
Register of Deeds
Pender County, NC

INTRODUCED BY: Angela W. Faison, Planning Director **DATE:** June 21, 1999 **ITEM#:** 6

ORDINANCE: ZONING MAP AMENDMENT: JAMES DRAKE: REZONING APPROXIMATELY 9.12 ACRES FROM RURAL AGRICULTURAL (RA) TO HIGHWAY BUSINESS (B-2): LOCATED ON THE NORTHWEST CORNER OF U.S. HWY. 117 NORTH AND CAMP KIRKWOOD ROAD INTERSECTION, UNION TOWNSHIP.

SUBJECT AREA: Legal/Community Development

ACTION REQUESTED: First, conduct a public hearing to take comments concerning the request for the zoning map amendment mentioned above. Second, to approve the request mentioned above.

HISTORY/BACKGROUND:

According to the applicant's letter:

He may wish to establish some businesses and conduct activities on the site that are permitted by right in the Highway Business District. According to the applicant, his intent is not to build anything that would be harmful to the surrounding property owners.

The nine acres are vacant and has some vegetation along the general boundaries. The corner lot has approximately 380 feet fronting U.S. Hwy 117 North and approximately 790 feet fronting Camp Kirkwood Road. According to the map submitted the applicant has split or proposes to split several one (1) to two (2) acre tracts north of this site.

EVALUATION:

- I. According to the Pender County Zoning Ordinance Section 8.6.E., the B-2 Business District (Highway) requires the following:

The purpose of this district shall be to provide for the proper grouping and development of roadside business uses which will best accommodate the needs of the motoring public and businesses demanding high volume traffic. No B-2 District shall be less than one-half (1/2) acre in area.

Dimensional Requirements

- | | |
|---------------------------------|----------|
| 1) Minimum Developable lot area | ½ acre |
| 2) Minimum front yard | 100 feet |
| 3) Minimum side and rear yard | 25 feet |
| 4) Maximum building height | 35 feet |
| 5) Minimum lot width | 100 feet |

- II. According to Subsection 5.3, Action by the Planning Board, the following policy guidelines shall be followed by the Planning Board concerning zoning amendments and no proposed zoning amendment will receive favorable recommendation unless:

A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.

There is a general store located directly across from this site on the east side of U. S. Hwy. 117 North. A car repair shop is located on the property adjoining the westernmost property line along Camp Kirkwood Road.

B. There is convincing demonstration that all uses permitted under the proposed district classification will not adversely affect the health and safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent property or general neighborhood.

Please see the Table of Permitted Uses attached.

C. There is convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved).

This is a low growth area. The growth trend of the area is predominantly residential with limited commercial services.

D. There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.

An analysis of the uses prohibited, permitted by right, and allowed with a Special Use Permit indicate that most of the activity is allowed in both districts.

E. The proposed change is in accord with any land use plan and sound planning principles.

According to the Land Use Plan, the area is classified as Rural.

“Although specific areas are outlined on a land classification map, it must be remembered that land classification is merely a tool to help implement policies and not, in a strict sense of the term, a regulatory mechanism.

The land classification system provides a framework to be used by the local government to identify the future use of all lands. The designation of land classes allows the local government to illustrate their policy statements as to where and to what density they want growth to occur, and where they want to conserve natural and cultural resources by guiding growth.”

Rural:

- a. The rural class is to provide for agriculture, forestry, mineral extraction and other allied uses traditionally associated with an agrarian region. Other land uses, due to their noxious or hazardous nature and negative impacts on adjacent uses, may also be appropriate here if sited in a manner that minimizes their negative effect on surrounding land uses or natural resources. Examples include energy generating plants, refining plants, airports, sewerage treatment facilities, fuel storage tanks and other industrial type

uses. Very low density dispersed residential uses on large lots with on site water and sewer are consistent with the intent of the rural class. Development in this class should be as compatible with resource production as possible.

- b. Description and characteristics: Areas meeting the intent of this classification are appropriate for or presently used for agriculture, forestry, mineral extraction and other uses, that due to their hazardous or noxious nature, should be located in a relatively isolated and undeveloped area. Very low density dispersed, single family residential uses are also appropriate within rural areas where lot sizes are large and where densities do not require the provision of urban type services. Private septic tanks and wells are the primary on-site services available to support residential development, but fire, rescue squad and sheriff protection may also be available. Population densities will be very low.”

III. PLANNING STAFF ACTION: The legal notice was published in the local newspaper, adjacent property owners were notified by mail, and the property was posted with public hearing notice signs.

Most of the uses allowed in the Rural Agricultural (RA) District are allowed in Highway Business (B-2) District. An analysis of the uses allowed in the Rural Agricultural and Highway Business Districts indicate that more agricultural uses are permitted in the Rural Agricultural District than in the B-2 District.

No mining activity is allowed in the B-2 District. A special use permit is required for mining and quarry including stone, marl, ore, and other material and borrow pits’ in the Rural Agricultural District.

Construction related activity is allowed in the Rural Agricultural and B-2 Districts.

Although most Manufacturing Uses require a Special Use Permit if allowed in a Rural Agricultural District most are not permitted in a B-2 District while bakery and beverage manufacturing is permitted by right in the B-2 District.

Transportation, communication, and utility uses are the same for both the Rural Agricultural and B-2 District.

Air Transportation, motor freight transportation, and warehousing and recycling are allowed in the Rural Agricultural District with a Special Use Permit but are not allowed in the B-2 District.

Trade activity is compared similarly.

Farming Implement Sales are permitted in Rural Agricultural but require a Special Use Permit in the B-2 District.

More service activity is allowed by right in the B-2 District than in the Rural Agricultural District. Auto and boat repair and rentals, campgrounds, theatres, membership club, and mini-warehouses are permitted by right in the B-2 District, yet require a Special Use Permit in the Rural Agricultural District.

However, racetracks, septic services, and shooting ranges are not allowed in the B-2 District but require a Special Use Permit in the Rural Agricultural District.

A medical center, college, and school require a Special Use Permit in a B-2 District, while permitted by right in the Rural Agricultural District.

Duplexes, salvage yards, transfer stations, sewage and sludge disposes are not allowed in a B-2 District, while requiring a Special Use Permit in a Rural Agricultural District.

IV. PLANNING BOARD ACTION: On May 4, 1999, the Planning Board unanimously approved the Zoning Map Amendment. James Hynes, Horace Thompson, James Connor, Thurman Lewis, and Jack Swann were present. Leslie Green was absent.

V. PUBLIC COMMENT: There was no one present who opposed the request.

VI. MANAGER'S RECOMMENDATION: Recommends approval.

MB
Initials

ORDINANCE: NOW THEREFORE BE IT ORDAINED that on June 21, 1999, the Pender County Board of Commissioners approved a request for a Zoning Map Amendment submitted by James Drake, landowner, to rezone approximately 9.12 acres from Rural Agricultural (RA) to Highway Business (B-2). The property is located on the northwest corner of the U.S. Highway 117 North and Camp Kirkwood Road intersection in Union Township. The vote is as follows:

MOVED Holland **SECONDED** Rivenbark

APPROVED **DENIED** **UNANIMOUS**

VOTES: STRICKLAND RIVENBARK SIMPSON JUSTICE HOLLAND

Walt H. Swan 6/21/99
ATTESTED DATE

Dwight Strickland 6/21/99
D. STRICKLAND, DATE
CHAIRMAN

AMENDMENTS:



KIRKWOOD

RICHARD C. HALL

U.S. HIGHWAY NO. 117

TO WALLACE

U.S. HWY. 117 N.

RA

RA

RA (4)

RA (5)

RA (E)

RA (7)

RA (B)

RA (C)

(10)

RA

RA

MRS. BEADIE R. SMEL
321-92

9.66-Ac. ± class
-54-RU S.R. 1318
9.12 A. ± NET

AREA TO BE
REZONED
FROM RA to
B-2

CAMP KIRKWOOD RD.

SECONDARY ROAD NO. 1318

RA

RA

UNION T.

THOMAS
BURGER

100

JAMES DRAKE

March 15, 1999

Pender County Planning Department

Gentlemen:

I wish to apply for a Rezoning on my 9.12 acres located at the west side of the crossroads of U.S. Highway 117 North and State Road 1318. This property lies between Jeffrey Royal's Garage and Terry's Grocery.

I wish this Rezoning because I may want to build a variety of buildings such as a Mini Storage Warehouse, a Mobile Home Sales Lot, a Hardware and/or Sporting Goods Store, a Gas Station, Business Offices or other commercial ventures that are allowed. It is my intent not to build anything that would be harmful to the surrounding property owners.

I may change my mind several times during this process, and I don't want to have to wait a length of time to have each application approved. With the Rezoning, I understand that I may apply for a permit with the Planning Department for each thing I want to do that is permitted.

Thank you for your consideration. I look forward to hearing from you soon.

Respectfully,

A handwritten signature in cursive script that reads "James F. Drake". The signature is fluid and somewhat stylized, with the first letters of the first and last names being capitalized and prominent.

James F. Drake



Applicant:
Pender County

Owners:
Herring
Rodriguez
Tatro

**Zoning Map Amendment
(ZMA)
General Use Rezoning
11193**



VICINITY





Applicant:
Pender County

Owners:
Herring
Rodriguez
Tatro

**Zoning Map Amendment
(ZMA)
General Use Rezoning
11193**

Legend



Subject Parcel

Zoning Classification

UDO Zoning

-  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)



ZONING





Applicant:
Pender County

Owners:
Herring
Rodriguez
Tatro

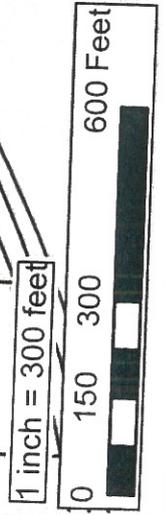
**Zoning Map Amendment
(ZMA)
General Use Rezoning
11193**

2010 Land Use Classification

-  Conservation
-  Industrial
-  Mixed Use
-  Office, Institutional, Business
-  Rural Growth
-  Suburban Growth



**LAND USE
CLASSIFICATION**





Applicant:
Pender County

Owners:
Herring
Rodriguez
Tatro

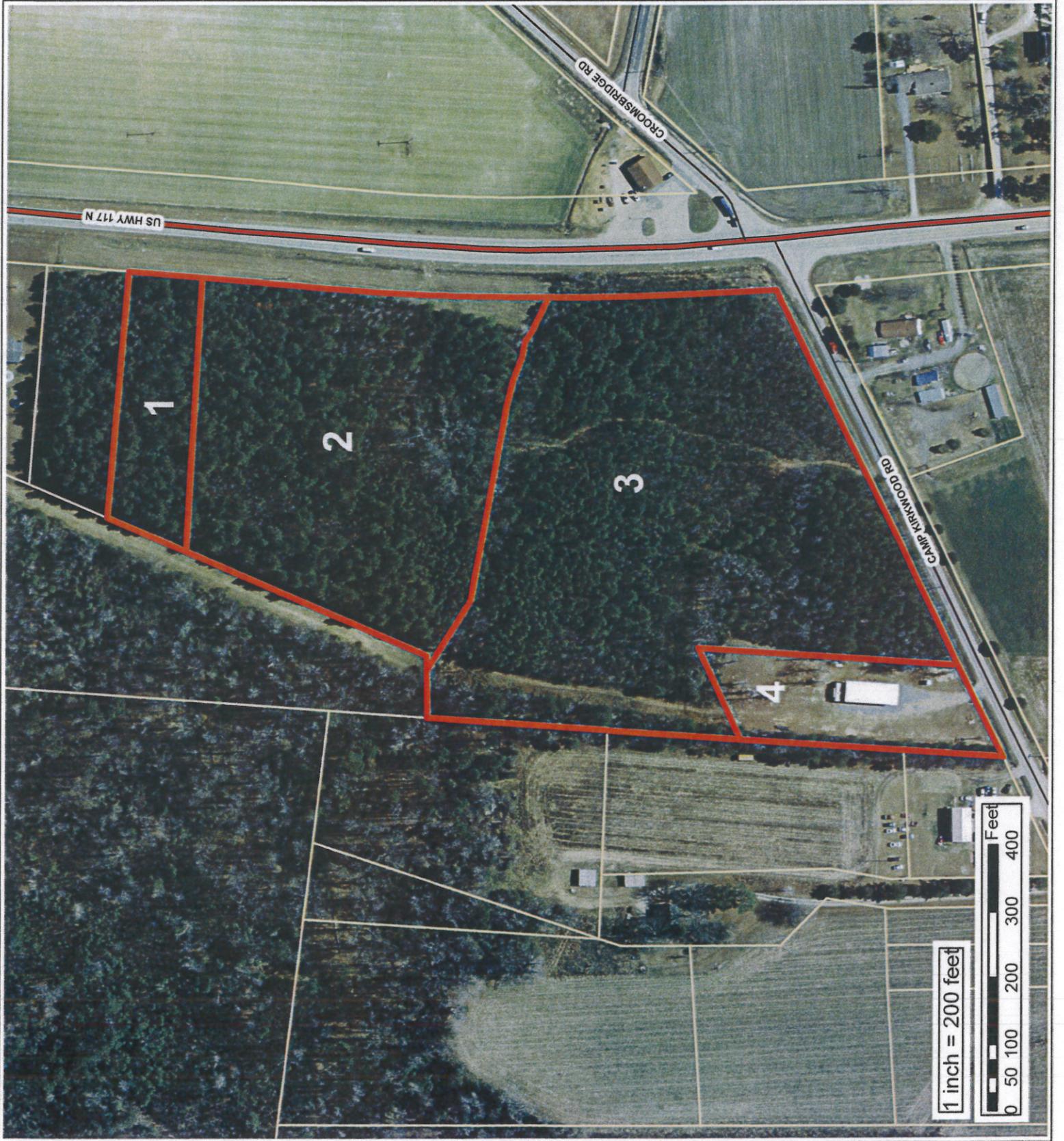
**Zoning Map Amendment
(ZMA)
General Use Rezoning
11193**



Subject Property



Aerial



PLANNING STAFF REPORT

Master Development Plan: The Villages at Olde Point

SUMMARY:

Hearing Date: July 1, 2014
Case Number: 11105 – Master Development Plan Revision
Applicant: OPV Development, LLC
Property Owner: OPV Development, LLC

Development Proposal: The applicant is requesting the approval of a revision to the previously submitted and approved 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.

Zoning: 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.

RECOMMENDATION:

Planning Staff recommends approval of the submitted Master Development Plan revision 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 recommended in February 2014 that 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; this recommendation remains for the current submission.

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. The Master Development Plan for consideration includes minor significant changes since approved at the February 2014 Planning Board Hearing.

PROJECT DESCRIPTION:

OPV Development, LLC, applicant and owner, is requesting a revision to the previously approved a Master Development Plan for a two (2) phased Mixed Use Subdivision (Attachment 1). The Master Development Plan was conditionally approved by the Pender County Planning Board on February 4, 2014.

The Master Development Plan approved in February 2014 included up to ninety-eight (98) single family residential lots and approximately 15,078 of commercial square footage, to be located on ±45.87 acres. The current revision includes ninety-six (96) single family residential lots with the same amount of commercial square footage.

The subdivision is to be developed in two (2) phases. The first phase will include the development of fifty-four (54) 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-two (42) homes on the northern portion of the property.

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 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.

Other proposed changes in the Master Development Plan revision include:

- 1) Name change from Olde Point Village to proposed as The Villages at Olde Point in light of previous addressing and emergency concerns;
- 2) Setback reduction, according to the applicant's narrative only Phase II setbacks would change "front reduced from 20' to 15', Side reduced from 8' to 5' (or "0 lot lines"/10' minimum between structures), Rear reduced from 15' to 10' ";
- 3) Clarification of phasing for development, where the number of lots for Phase II has decreased and Phase I increased; and
- 4) Roadway shifted west ten (10) feet for Phase II.

Approval was contingent upon the applicant meeting all provisions of the Pender County Unified Development Ordinance § 3.5.4; as well as the Master Development Plan contents as outlined in in § 6.1.4. At the time of submittal for the revision to the approved Master Development Plan the following items were outstanding to meet the conditional approval from February 2014;

- 1) The appropriate buffers on the Master Development Plan shall be shown (§ 8.2.8)
The applicant must provide sufficient evidence detailing sections of the subject property which require a Buffer C (along the tracts 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); and
- 2) A significant tree survey shall be conducted (§ 8.1.3).

Staff is working with the applicant to be sure all necessary requirements are met including those outlined in the Pender County Unified Development Ordinance § 3.5.4; as well as the Master Development Plan contents as outlined in in § 6.1.4.

Project Density

The current submission includes ninety-six (96) lots calculated at a net density equal to 4.78. As the Planned Development, PD, zoning district requires density fewer than five (5) units per acre net density the current submission for Master Development Plan meets Pender County Ordinance standards.

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 minimum lot size of 5,844 sq. ft. For this PD, Planned Development zoning district dimensional standards are proposed as follows;

Setback Type	Previous Approval: Remain for Phase I	Current Request: for Phase II Only
Front	20 feet	15 feet
Side	8 feet	5 feet OR "0 lot lines" with 10 feet minimum between structures
Rear	15 feet	10 feet
Corner	10 feet	10 feet
Height	40 feet	40 feet

Services (Water/Wastewater)

The water service connection for the proposed Master Development Plan will be through Pender County Utilities. As the project is within Utilities Inc. service district according to the NC Utilities Commission, the water service may be provided by Utilities Inc. However in a letter dated January 27, 2014 Utilities Inc. indicated they are unable to service the proposed Master Development Plan the Villages at Olde Point. All water connections are subject to review and approval by Pender County Utilities when the applicant submits materials.

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 Villages at Olde Point Development. The force main is proposed to run through the existing Hampstead Town Center property to service this property. Any and all landscaping changes to the existing Hampstead Town Center will require Pender County Staff evaluation for compliance with the existing Hampstead Town Center Site Plan prior to any phase of approval of Final Plat for this residential subdivision. 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 the Pender County Unified Development Ordinance § 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 2.88 acres of open space are required; 1.44 acres of which must be active. The Master Development Plan provides 18.79 acres of open space, with 9.95 acres of passive areas, and 8.84 acres of active open space.

Recreation Units

With a proposed lot number of ninety-six (96), \$10,000 or 1 recreational unit is required by Pender County Unified Development Ordinance § 7.6.2. The applicant is proposing a walking trail to traverse the open space on the western portion of the property which will provide residents access to Lowes Food/Hampstead Town Center on the adjacent property.

Final Preliminary Plat approval will require a note stating the walking trail will be included as an intentional use of the approved open space is required alongside a certified cost estimate for the project. Prior to Final Plat certification of any phase of the project, these improvements must be made in the open space and sealed by appropriate parties that such improvements are of \$10,000 value.

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). 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 8th 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. Additionally, this Master Development Plan revision includes a change to the road network by shifting the alignment ten (10) feet to the west to accommodate design changes and larger lots in Phase II.

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.

The applicant must provide specific evidence detailing which lots adjacent to Emerald Ridge Section 2 (Map Book 36 Page 99, Attachment 3) are within fifty (50) feet of the boundary of development; which would necessitate a Buffer C. All buffers are determined at the Master Development Plan approval therefore any approvals of the Master Development Plan would be contingent upon this evidence, which can be seen in Attachment 4.

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 5).

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.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Comments collected during the first Master Development Plan TRC comment period from February 2014 are still relevant and can be seen in italics. On Monday June 9, 2014 the Pender County Technical Review Committee was sent the application, narrative and Master Development Plan revision for the Villages at Olde Point. The comments written in regular font are from the most recent comment period on June 9, 2014. The following responses were collected:

Cape Fear Council of Governments RPO

The Cape Fear RPO has no comment.

NCDENR 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.

NCDENR 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.

I have been working with Allen Thornton from Walton Engineering on this project. They have not submitted a driveway permit as of today. We are working out the details on the roadway improvements for the driveway. Also I think they are going to want to get plan approval, but they have not submitted plans for review.

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.

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.

Pender County Soil and Water Conservation District

Soil & Water sees no problem, as long as all state permit requirements are satisfied.

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.*

1. The reduction in homes will help traffic in this area. Phase 1 and 2 would be just below the WMPO limit for a TIA (99 single family homes).
2. The developer should work on getting another entrance to the Subdivision.
3. Right Turn lanes are recommended for County Club Rd, as well as a potential widening of this road.
4. Provide cross sections for each Sub-division street.
5. Maintain 24' pavement width on each street with 40' ROW width.
6. Provide details on drainage, whether it is curb and gutter, swales, etc.
7. I also need sidewalk on at least one side of the street, especially near the active recreation areas.
8. The applicant did not show driveways or parking/ lot configurations for the Commercial portion of the project.
9. Wetlands crossing must have a detail and be approved before it can be built.

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
 Progress Energy Corporation
 US Army Corps of Engineers

Previous Technical Review Committee comments and concerns have been addressed since the previous Planning Board meeting in February.

At the February meeting for conditional Master Development Plan approval, the applicant agreed to make the terminus of the cul de sac on the furthest north and west of the project boundary have a forty-five (45) foot radius to accommodate Pender County Schools request for bus turn around. This will also satisfy the Wilmington Metropolitan Planning Organization comments.

The State of Archeology had comment about the property and the potential for an archeological survey of lots northwest of Lot 32 and Lot 22. Please see the attached letter from the applicant addressing such items (Attachment 6). According to this document no historic resources will be impacted by this project.

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.

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 revision as submitted 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:

Staff also recommends, as consistent with the first Master Development Plan hearing that 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.

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:

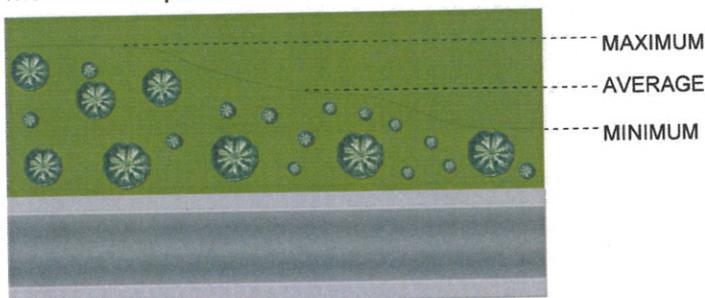
D-1) 15 foot wide strip with 3 canopy trees and a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree) per 100 linear feet, or

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.

MDP revision case # 1105

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP Revision.	Date	5/16/2014
Application Fee	\$ 250 ⁰⁰	Receipt No.	
Pre-Application Conference		Hearing Date	7/1/2014
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	OPV Development, LLC	Owner's Name:	OPV Development, LLC
Applicant's Address:	1202 Eastwood Rd.	Owner's Address:	1202 Eastwood Rd.
City, State, & Zip	Wilmington NC 28403	City, State, & Zip	Wilmington NC 28403
Phone Number:	910-799-8755	Phone Number:	910-799-8755
Legal relationship of applicant to land owner: SAME			
SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	<input type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	<input checked="" type="checkbox"/> Mixed Use <i>PD</i> <input type="checkbox"/> Exempt
Property Identification Number (PIN):	4203-14-3306-0000 4203-05-8711-0000	Total property acreage:	45.87
Zoning Classification:	PD	Acreage to be disturbed:	25.9
Project Address :	Country Club Dr.		
Description of Project Location:	Going east on Country Club Rd, 1 mile from HWY 17. Across from Captain Beam Blvd.		
Describe activities to be undertaken on project site:	Construction of residential Subdivision.		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	5-15-14
Owner's Signature		Date:	5-15-14

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:** \$ 250 revision

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
Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		Check: <input checked="" type="checkbox"/> Check # _____		
Application received by: <u>Megan O'Hare</u>		Date: <u>5/19/2014</u>				
Application completeness approved by: <u>Megan O'Hare</u>		Date: <u>5/19/2014</u>				
Date scheduled for public hearing: <u>7/1/2014</u>						

MASTER DEVELOPMENT PLAN CHECKLIST

	Signed Application Form (Both Applicant and Owner)
	Application fee
	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)
	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
	Project Narrative --Written description of the project (max of 3 pages) including the following: <ul style="list-style-type: none"> <input type="checkbox"/> Location of the project and type of access to project site <input type="checkbox"/> Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc. <input type="checkbox"/> Description of all construction activities to be undertaken on the site <input type="checkbox"/> Describe type of utilities that will serve project and status of approval from applicable providers <input type="checkbox"/> List of all state and federal permits that will be required for the project <input type="checkbox"/> Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts (this item must be addressed by the applicant). The applicant may also wish to describe any positive benefits the project will provide for the community &/or neighbors of the project.

Master Development Plan Contents

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

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

May 15, 2014

Megan O'Hare
Pender County Planning Department
805 S. Walker Street
Burgaw, NC 28425

Re: Project Narrative, Revised Master Development Plan for The Villages at Olde Point Subdivision

Dear Megan,

Attached is the application package, Master Plan and Boundary Survey for the referenced subdivision. The project is a single-family residential and mixed use development in a PD District. It is located on Country Club Drive in Hampstead. The development is adjacent to Emerald Ridge Subdivision, one mile from the stop light at Highway 17.

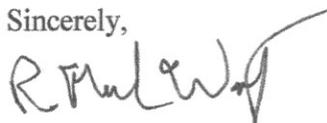
Please note that the Master Plan for this subdivision was approved by the Planning Board on February 4, 2014 under the name Olde Point Village. In light of Emergency Services and GIS addressing concerns with similar named communities nearby, staff requested that the applicant propose another subdivision name. The applicant is proposing to change the name to The Villages at Olde Point. Phase 1 of The Villages at Olde Point is adjacent to the existing Emerald Ridge Subdivision and proposes larger lots with a traditional home product. Phase 2 of The Villages at Olde Point proposes smaller lots with a patio home product.

The primary reason for re-submittal is that reduced setbacks are being proposed in Phase 2 to accommodate a patio home product that a homebuilder is proposing. Proposed changes to setbacks in Phase 2 are as follows: Front reduced from 20' to 15', Side reduced from 8' to 5' (or "0 lot lines"/10' minimum between structures), Rear reduced from 15' to 10'. Also, the road in Phase 2 has been shifted over 10 feet to the west, lots have been made larger in Phase 2, the number of lots in Phase 2 has decreased and the number of lots in Phase 1 has increased. The total number of lots has been reduced from a maximum of 98 lots to 96 lots.

Reducing the front setback to 15' would provide a minimum of 21' feet from the back-of-curb to the face-of-garage, allowing plenty of room for parking in a driveway. Also, the 5' Side setbacks, or "0 lot line"/10' aggregate separation between structures if the Planning Board feels appropriate, allows for creative, attractive home placement, while maintaining required fire separation.

If you have any questions or need further information, please contact me.

Sincerely,



R. Mark Walton
N.C. Professional Engineer
Registration No. 1687



MAURICE W. GALLARDA, PE
Managing Member

December 19, 2013

Ms. Tammy Spivey
Development Manager
Trask Land Company
1202 Eastwood Road
Wilmington, NC 28403

via email

Re: Pluris Hampstead, LLC's Intent to Serve Confirmation
Olde Point Village Development
Pender County, North Carolina

Dear Ms. Spivey,

This letter serves as confirmation of Pluris Hampstead, LLC's intent to serve the above referenced development with wastewater treatment in accordance with the requirements of the North Carolina Department of Environmental Management ("DENR").

Pluris Hampstead, LLC ("Pluris") has been in discussion with both the DENR and the North Carolina Utilities Commission ("NCUC") to whom Pluris will be subject to for environmental and rate regulation respectively. In addition Pluris will be subject to the provisions of the County of Pender Special Use Permit, recently approved for Pluris.

Pluris is currently in the design phase of the new membrane bio-reactor ("MBR") wastewater treatment plant and related force main that will service Olde Point Village. Construction is contemplated to be completed and the MBR plant operational within 15 to 18 months from the date of this letter. Pluris has discussed with the DENR the pumping and hauling of any wastewater for an interim period should any homes be completed prior to the start-up of the MBR plant. Wastewater would be treated at the existing Pluris MBR plant in Onslow County. The DENR has approved this protocol for Pluris in Onslow County during the MBR plant coming online there and has approved this protocol for the planned new MBR plant in Pender County.

Should you have any questions please feel free to contact me directly at my office at 214.220.3412 or on my cell phone at 714.624.8670.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maurice W. Gallarda", with a long horizontal flourish extending to the right.

Maurice W. Gallarda, PE
Managing Member and Principal Engineer

Attachment 3

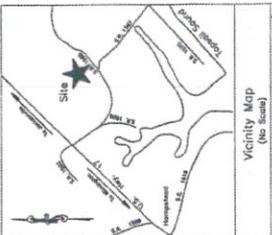


M1836 Pg099 SL191

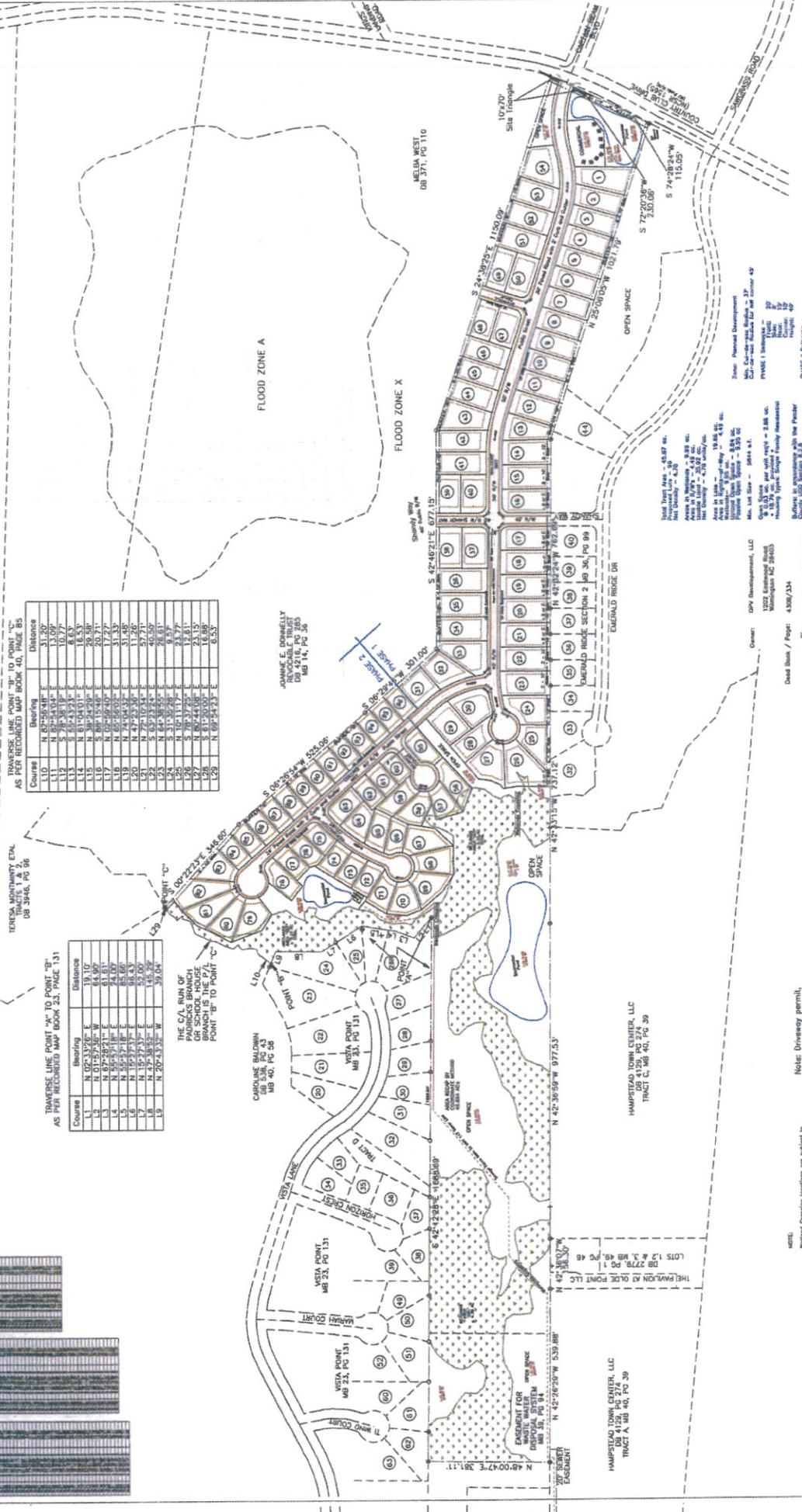


Sheet 1 of 1	Project: The Villages at Olde Point	Title: Emerald Ridge Homes - Distances to Property Line	WALTON ENGINEERING PO Box 895, Burgaw, NC 28425 910.239-4800
Date: 06/10/14	Scale: Not to Scale	Drawn by: DAT	

Attachment 5



NOTICE:
 All roads shall be public and built to NCDOT standards.
 There shall be no encroachments within the NCDOT right of way.
 Only NCDOT approved materials are to be used within the right of way.
 All roads to be 30' A.C. and 1 1/2" of 5/8 A. (Scurry)



TERESA MONTGOMERY, ETAL
 DB 3146, PG 36

AS PER RECORDS MAP BOOK 01 OF PLATS 15
 AS PER RECORDS MAP BOOK 14 OF PLATS 15

Course	Bearing	Distance
L10	N 87°25'00"E	33.50'
L11	N 87°54'04"E	13.69'
L12	S 79°38'19"E	10.77'
L13	S 79°38'19"E	10.77'
L14	N 81°04'01"E	18.53'
L15	N 81°04'01"E	18.53'
L16	N 81°04'01"E	18.53'
L17	N 81°04'01"E	18.53'
L18	N 81°04'01"E	18.53'
L19	N 81°04'01"E	18.53'
L20	N 81°04'01"E	18.53'
L21	N 81°04'01"E	18.53'
L22	N 81°04'01"E	18.53'
L23	N 81°04'01"E	18.53'
L24	N 81°04'01"E	18.53'
L25	N 81°04'01"E	18.53'
L26	N 81°04'01"E	18.53'
L27	N 81°04'01"E	18.53'
L28	N 81°04'01"E	18.53'
L29	N 81°04'01"E	18.53'

TRAVERSE LINE POINT "A" TO POINT "B"
 AS PER RECORDS MAP BOOK 25, PAGE 131

Course	Bearing	Distance
L1	N 02°33'00"E	19.10'
L2	N 02°33'00"E	19.10'
L3	N 02°33'00"E	19.10'
L4	N 02°33'00"E	19.10'
L5	N 02°33'00"E	19.10'
L6	N 02°33'00"E	19.10'
L7	N 02°33'00"E	19.10'
L8	N 02°33'00"E	19.10'
L9	N 02°33'00"E	19.10'

THE C/I, BORN OF
 PAULINE'S BRANCH
 OR SCHOOL HOUSE
 POINT "B" TO POINT "C"

Course	Bearing	Distance
L10	N 02°33'00"E	19.10'
L11	N 02°33'00"E	19.10'
L12	N 02°33'00"E	19.10'
L13	N 02°33'00"E	19.10'
L14	N 02°33'00"E	19.10'
L15	N 02°33'00"E	19.10'
L16	N 02°33'00"E	19.10'
L17	N 02°33'00"E	19.10'
L18	N 02°33'00"E	19.10'
L19	N 02°33'00"E	19.10'

Notes:
 1. All easements shall be shown in accordance with the applicable laws of the State of North Carolina.
 2. The owner shall be responsible for obtaining all necessary permits from the appropriate authorities.
 3. The owner shall be responsible for obtaining all necessary approvals from the appropriate authorities.
 4. The owner shall be responsible for obtaining all necessary approvals from the appropriate authorities.
 5. The owner shall be responsible for obtaining all necessary approvals from the appropriate authorities.
 6. The owner shall be responsible for obtaining all necessary approvals from the appropriate authorities.
 7. The owner shall be responsible for obtaining all necessary approvals from the appropriate authorities.
 8. The owner shall be responsible for obtaining all necessary approvals from the appropriate authorities.
 9. The owner shall be responsible for obtaining all necessary approvals from the appropriate authorities.
 10. The owner shall be responsible for obtaining all necessary approvals from the appropriate authorities.

Walton Engineering
 PO Box 895, Burgaw, NC 28425 (910) 359-4800

Sheet 1 of 1	Project: The Villages at Old Point	Title: Master Plan	Date: 06/10/14
Scale: 1" = 100'		Drawn by: DAT	



North Carolina Department of Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Pat McCrory
Secretary Susan Kluttz

Office of Archives and History
Deputy Secretary Kevin Cherry

May 8, 2014

Dana Lutheran
Southern Environmental Group, Inc.
5315 South College Road, Suite E
Wilmington, NC 28412

Re: Proposed Construction, Pender County, ER 14-0795

Dear Ms. Lutheran:

Thank you for your email of April 15, 2014, concerning the above project.

We have conducted a review of the project and are aware of no historic resources which would be affected by the project. Therefore, we have no comment on the project as proposed.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-807-6579 or renee.gledhill-earley@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

A handwritten signature in blue ink that reads "Renee Gledhill-Earley".

for Ramona M. Bartos



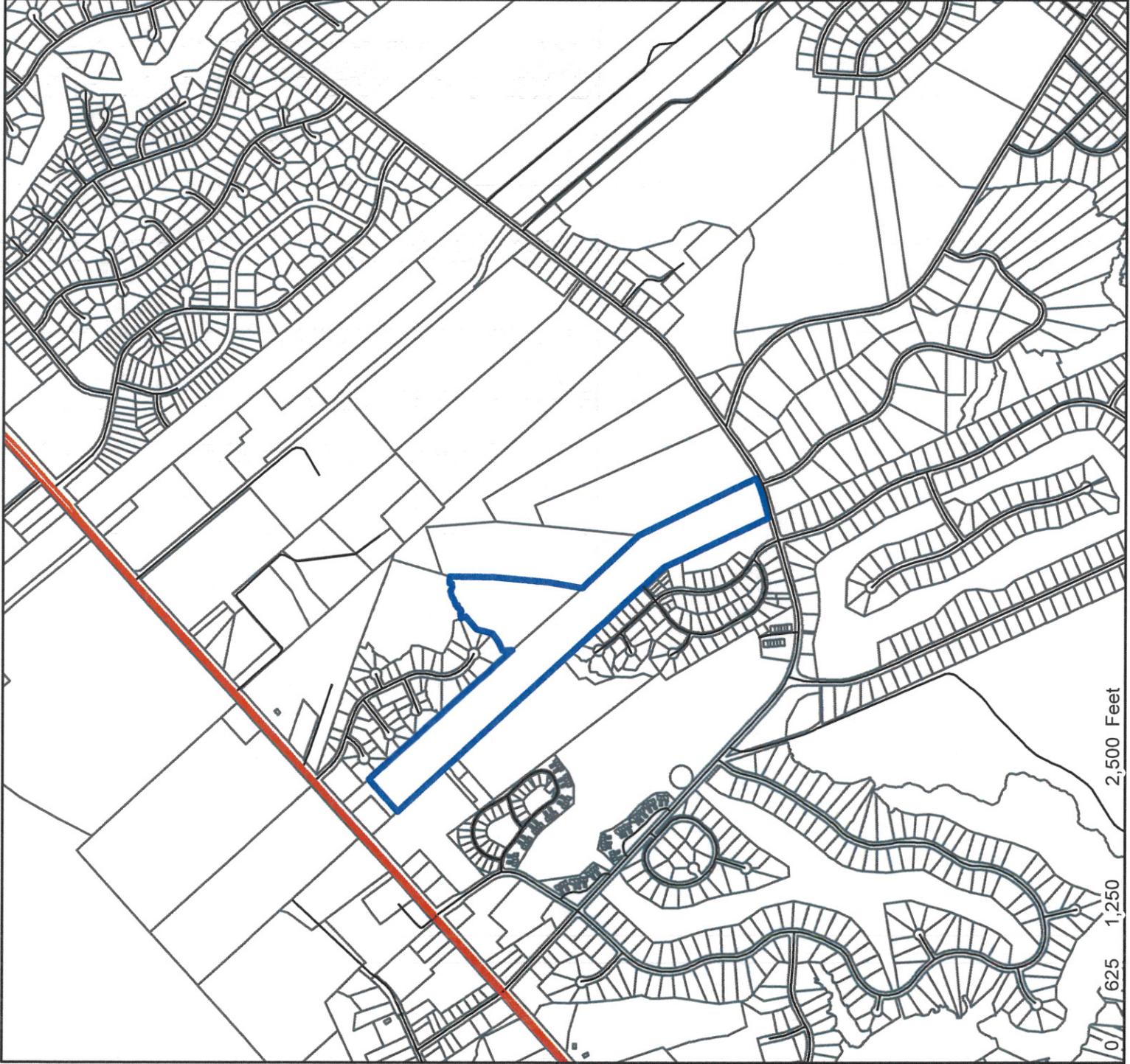
Applicant & Owners:
OPV Development LLC
Master Development Plan (MDP)
Case # 11105

Legend

 Subject Parcels



VICINITY





Applicant & Owners:
OPV Development LLC

Master Development Plan (MDP)
Case # 11105

Legend

 Subject Parcels

UDO Zoning

 General Business (GB)

 Office & Institutional (O&I)

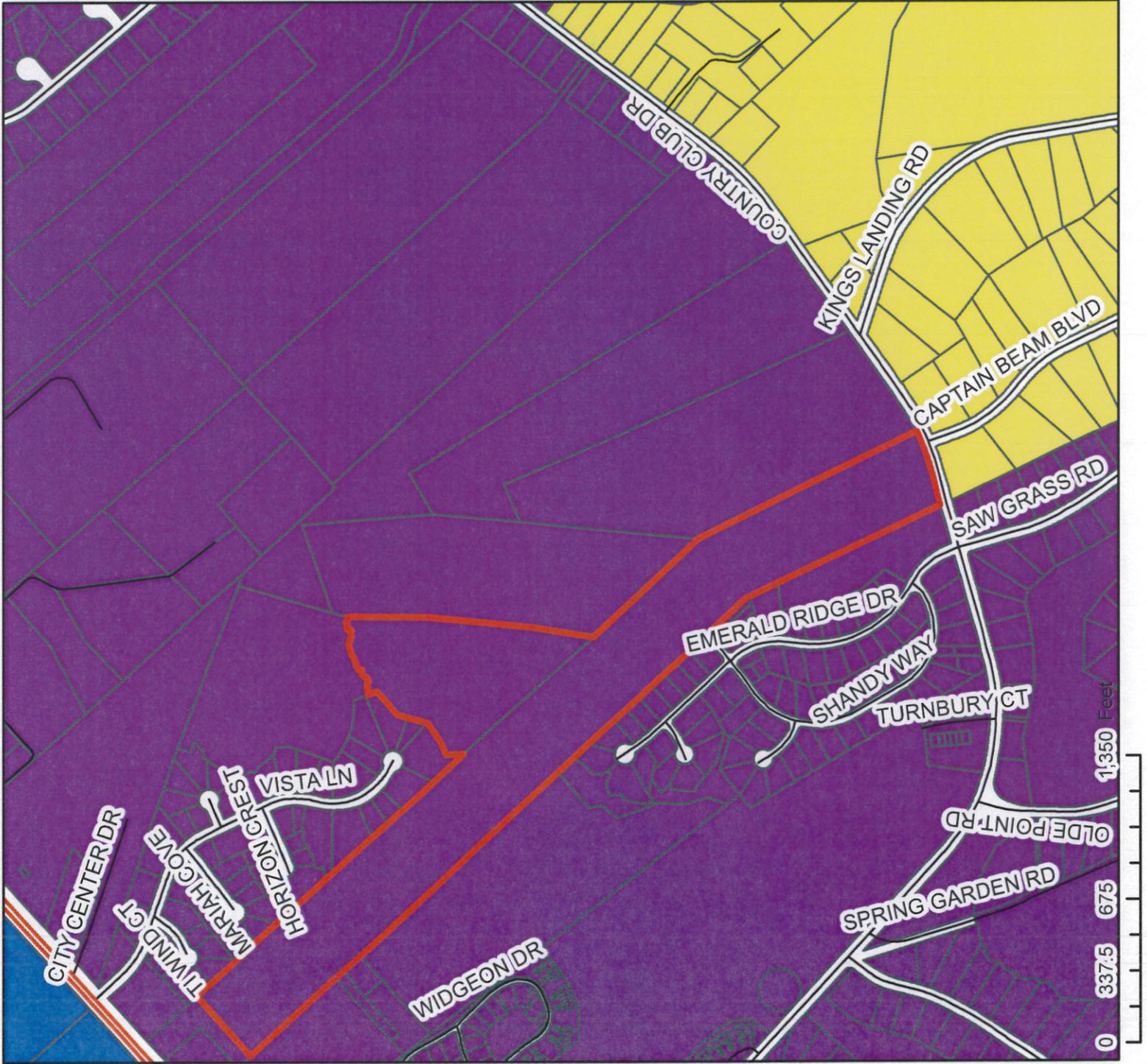
 Planned Development (PD)

 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

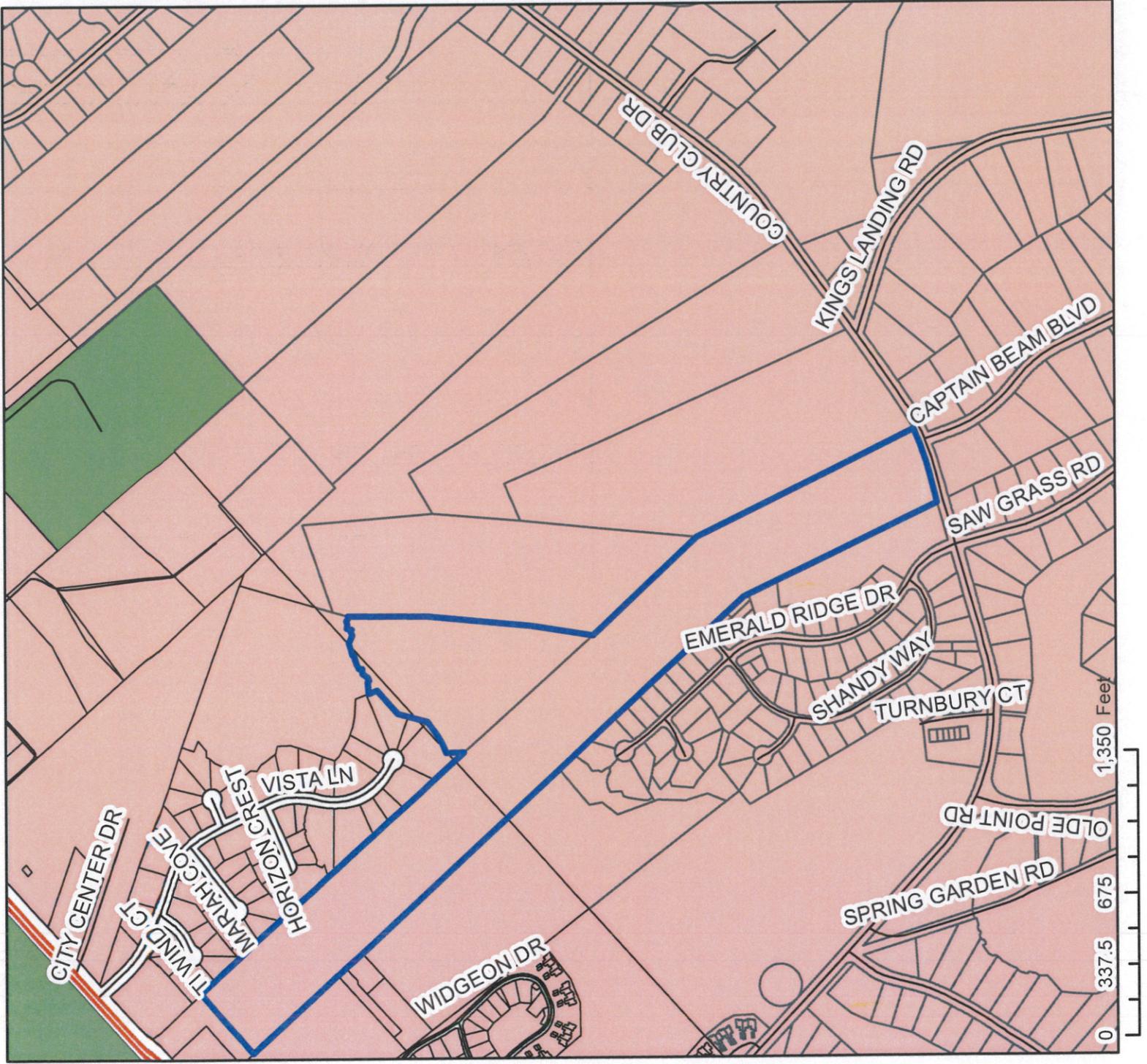
 Conservation

 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

MASTER DEVELOPMENT PLAN/PRELIMINARY PLAN BLAKE FARM

SUMMARY:

Hearing Date: July 1, 2014

Applicants: Pender Farm Development, LLC/Pender Farm Commercial, LLC

Property Owners: Pender 1164, LLC

Case Number: 11166

Development Proposal: The applicant is requesting approval of a Master Development Plan and Preliminary Plan approval for Phase I (SF-1) for the mixed use multi-phase development, Blake Farm.

Location and Land Use: There are four tracts associated with this request totaling approximately ±1344.5 acres. The proposed project is located on the west side of US Highway 17; 1/8th of a mile north of Sidbury Road (SR 1572) in Scotts Hill. The properties may be identified by Pender County PIN(s) 3271-04-4167-0000; 3271-25-1909-0000; 3262-72-5914-0000; 3262-54-5164-0000.

Zoning District of Property: The property is zoned PD, Planned Development District.

HISTORY:

On June 19, 2006 the Pender County Board of Commissioners approved a general use rezoning of the subject tracts from the RA district to the PD, Planned Development District. In August of 2006 the Pender County Planning Board approved the East Haven Master Plan; a mixed use master development plan with a total of 4,096 residential units comprised of single-family, multi-family, and apartments. The approval also includes future commercial development, public facilities including a school site and fire station, and an onsite wastewater treatment facility. The Pender County Planning Board approved Phase I of East Haven in November of 2006. Phase I consists of the development of 6 separate residential areas: SF 1, SF 7, SF8, SF 10, SF 11, and MF 4; totaling 708 single family units and 70 multi-family units. Access would be provided by 2 major points of ingress and egress via Huggins Road. Huggins Road will serve as the major thoroughfare for the subdivision and will eventually be a 4-lane public thoroughfare. The East Haven Master Plan and Preliminary Plat have subsequently expired.

DESCRIPTION OF PROPOSAL AND EVALUATION:

Pender Farm Development, LLC, and Pender Farm Commercial, LLC, applicants, on behalf of Pender 1164, LLC, owner, are requesting approval of a 5 phase Master Development Plan known as Blake Farm, consisting of 2,998 residential units and 250,000 sq. ft. of non-residential space. The applicant is also requesting the Planning Board waive the public hearing for Phase I (SF-1) which consists of 278 single-family residential units. According to the applicant, the 5 phase MDP will consist of 25 “pods” of development which are broken out within the overall MDP and are labeled A-Z, excluding the amenity area as a “pod”.

Project Density: The Pender County Unified Development Ordinance §4.8.1 calculates residential density by subtracting areas reserved as non-residential development, wetlands, rights of way and parking areas, and active and passive open space (if different from wetlands) from the total acreage of the tract. By this calculation, the *net density* for Blake Farm is 4.59.

Blake Farm Project Density	
Total Acreage	1268.92
Non-Residential Acreage	146.21
Wetlands Acreage	370.76
Right-of-Way Acreage	53.90
Open Space Acreage	88.94
Active	(44.97)
Passive	(44.97)
Total Developable Land	653.08
Total Units	2998.00
Net Density	4.59

The table to the right outlines the proposed acreage and density calculations.

STAFF COMMENT: With a net density of 4.59 units per acre, Blake Farm, as proposed, meets the UDO density limit of 5.0 as set forth in UDO §4.8.1, *Planned Development District*. However, specific calculations for each item to calculate density will need to be provided at time of each phase at preliminary plat to assure that overall project density does not exceed 5.0 units per acre.

Lot Requirements: As outlined in UDO §4.8.1.D, the MDP establishes the required lots sizes, yard setbacks, and building height. At time of MDP submission, the applicant is unaware of exact lot sizes due to the unknown of exact product type. The applicant has provided a range for single family housing types to range from 5,000 ft² – 1 acre. The applicant has demonstrated the desire to provide details as to the specific lot sizes and product type to each phase and to be presented at preliminary plan approval. The applicant has provided the number of units to be associated with each phase or pod and would request to be able to exercise the flexibility based off of market demand. SF-1 is proposed to contain all single family housing types with varying lot sizes. The table to the right outlines the requested setbacks for SF-1 only. Like housing type and lot sizes, the applicant seeks to make that determination based on future phasing (Exhibit 1).

Setback Type	Setback Feet (SF-1)
Front	10 feet
Side	*0 feet
Rear	10 feet
<i>*Minimum 6' separation between structures. To comply with Building Code standards.</i>	

Water/Waste Water: The Blake Farm project will utilize water service from Pender County Utilities. This project lies within the Rocky Point/Topsail Water District and PCU has indicated that they will serve this project (Exhibit 2). Wastewater will be treated by the recently approved regional treatment facility. The Pender County Board of Commissioners granted a Special Use Permit for the construction and operation of an up to 3 million gallon per day (gpd) wastewater treatment facility that will be located adjacent to this site. The operator, Pluris Hampstead, LLC, will service the project (Exhibit 3).

Open Space: Based off of proposed unit count, the applicant will have to provide approximately 90 acres of open space. Of

Dwelling Units	Recreational Unit(s)	Financial Unit
+1,000	10.0	\$100,000

which, 45 acres will have to be dedicated as *Passive* and 45 acres dedicated as *Active*. The project, as presented will meet and exceed the minimum requirements set forth in UDO § 7.6.1 C, *Open Space Requirements*. SF-1, which consists of 278 units, is shown as providing 43.5 acres in which will contain a working farm on approximately 30 acres within the identified *Amenity Area*. Based off of the number of dwelling units within the Blake Farm MDP, 10.0 recreational units or \$100,000 will need to be dedicated to physical construction of amenities. This fee may be paid to the County as an option shall the active open space areas not containing open

space facilities. Based on discussions with the applicant, this unit amount will be met or exceeded through on-site amenities.

STAFF COMMENT: The MDP correctly reflects the number of recreational units required, but the design and amount of facilities are to be approved by the Planning Board, Administrator, and Parks and Recreation representative to the TRC at the time of Master Plan approval (§7.6.2, *Recreational Units*.) In this case, the MDP does not provide this information.

Further, while the MDP dedicates enough acreage to meet the open space requirement, it does not differentiate between active and passive open space on the provided maps. Calculated open space requirements should be provided with the MDP (§6.1.4, *MDP Contents*). Along with their delineation, the provided active open space should also demonstrate compliance with the standards set forth in §7.6.1.E, *Standards for Park, Recreation, and Open Space Areas*, with respect to unity, location, and accessibility (§7.6.1.E).

Road Layout and Construction: All roads within the Blake Farm are proposed to be dedicated as public. The exception to this will be the proposed alleyways as depicted within the SF-1 Preliminary Plan. The alleyways and internal street networks within the pods will be designed utilizing the Traditional Neighborhood Design (TND) criteria established by the NCDOT. TND designs typically provide for reduced right of ways and pavement widths to allow for a more compact street design as well as providing community character. The proposed road network has been planned utilizing the past MDP on this property as well as taking in to consideration the recommendations and general layout of the Coastal Pender Collector Street Plan. Blake Farm is proposing seven types road cross sections throughout the first phase of the community.

- Main Entry Road Section: The main access will be located at the existing signal at Scott's Hill Loop Road and US Highway 17. This will be constructed as a 100 foot right-of-way, 4 lane median divided road with sidewalk on one side and a multi-use trail along the other.
- Main Entry Road Transition Section: The transition section will have a 80 foot right-of-way, 2 lane median divided road with sidewalk on one side and a multi-use trail along the other.
- Main Development Street/ US 17 Connector Road: This road network will have an 80 foot right-of-way with a 2 traveling lanes no median. The multi-use trail will continue throughout this road section.
- North/ South Collector: Similar to the transition section, the North/South Collector will utilize a 80 foot right-of-way, 2 lane median divided road with a sidewalk.
- Residential Collector Road: Residential Streets will have 50 foot right-of-way dedication with no median. A sidewalk facility will be provided.
- Residential Local: The residential local will provide for a 50 foot right-of-way dedication with a 2 lane road. At this type sidewalks or multi-use trails are not proposed.
- Alley Section: The alley section is proposing a 14 foot private right of way. Allowing individual home site private access to each lot.

With the exception of the alley section the additional roads will be dedicated public. The applicant is currently working with the North Carolina Department of Transportation on the proposed cross section approvals. Detailed cross sections and identified collector streets have been provided within the applicant's submitted materials (Exhibit 4). The overall estimated number of daily trips for Blake Farm is 35,361 with Phase 1 producing approximately 9,000 trips (Exhibit 5). A detailed Traffic Impact Analysis (TIA) is being produced by the applicant to determine the impact to the current road network. The scope of the TIA has been developed through the applicant's traffic engineer as well as Technical Review Members representing the Wilmington MPO.

STAFF COMMENT: Street Layout and access within an MDP shall conform to Section 7.4, Access and Section 7.5, Street Design, as provided in the UDO (§ 6.1.4.A.24). The proposed Blake Farm MDP generally meets the standards provided within the UDO.

The recommendations developed through the TIA should be considered as conditions of the Blake Farm project. The timing of any improvements outlined in the TIA will be based on the increased traffic in which the project will produce.

Street Connectivity and Access: Access to the development is proposed off of US Highway 17 in two locations, with the main access to Blake Farm to be located at the existing signal at Scott's Hill Loop Road and US Highway 17. The project falls within the Wilmington Metropolitan Planning Organization's jurisdiction and is governed by the goals and policies contained within the adopted Pender County Collector Street Plan. The Collector Street Plan provides recommendations for new roadways and classifications. According to the adopted plan, *Figure 4.1: New Roadways*, a series of new collectors and priority collector streets are recommended for this site. Where the priority new collectors are recommended, it is also recommended that they provide for bicycle facilities. This will be accomplished by providing a 10' multi-use path to run parallel to the main access road (Collector A) for Blake Farm as well as the "North/South Collector" and "Collector B". The multi-use path will also traverse throughout the development and serve as an amenity to the community.

Connectivity is being proposed along the southern boundary of the property in two locations: Huggins Road, which is a 100' access easement traversing through the adjacent property and accessing Sidbury Road (SR 1572). The second connection along the southern boundary of the project is being proposed as a stub street to adjacent properties to eventually connect back to Sidbury Road at time of future development. The northern property boundary also provides for two future connections: "Corbett Road" and the "North/South Collector", both of which are shown as future connections to adjacent properties.

Unlike the previously approved East Haven project, Blake Farm does not encompass property that is affected by the planned Hampstead Bypass (R-3300); therefore, a variance is not required for this request. In preliminary discussions with Wilmington Urban Area Metropolitan Planning Organization (WMPO) and North Carolina Department of Transportation (NCDOT), no dedicated access will be granted for the Blake Farm development from the bypass.

STAFF COMMENT: Along with demonstrating a safe and adequate transportation system, MDPs are to demonstrate that the "on-site transportation system will be integrated with the off-site transportation circulation system of the County (§4.8.1.D.8, *Transportation and Circulation System*). Moreover, the layout of the streets as to arrangement, width, grade, character, and location is to conform to the adjoining

street systems, as well as existing, planned and proposed streets (§7.5.1.A). Reasonable access will be provided to adjacent property for development (§7.5.1.A).

The Pender County Comprehensive Land Use Plan encourages vehicular and pedestrian interconnectivity to existing or planned adjacent sites and adjoining development (Policy 2B.1.4). It also recommends that these streets be dedicated public to promote interconnectivity. Per Policy 2B.1.9 of the 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.”

Landscaping and Buffers: Buffer type B will be provided along all project boundaries. In locations where a road network is provided, a Buffer A will be utilized, this typically adjacent to the collector streets and boundary along US HWY 17. A Buffer C will be utilized adjacent to single family development along Sidbury Road. The C type buffer provides the most screening to offset visual impacts from adjacent development.

Environmental Issues: Preliminary analysis of the property shows portions of the project contain environmentally sensitive areas including wetlands and floodplains.

A wetland declination for the SF-1 Phase of Blake Farm has been submitted and approved to the Army Corps of Engineers. Any development within these areas will be subject to the permit requirements of Section 404 of the Clean Water Act (Exhibit 6). Subsequent phases will require a wetland declination submitted to the Army Corps of Engineers for review and approval; all wetlands must be delineated by the Army Corps of Engineers prior to development. Any development within these areas may be subject to the permit requirements of Section 404 of the Clean Water Act.

A portion of the subject property is located within the Special Flood Hazard Area (SFHA) Zone AE, areas subject to inundation by the 1-percent-annual-chance flood event determined; according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Number 3720326200K. 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.

After a preliminary analysis, it appears no CAMA Areas of Environmental Concern located on the project site.

The PD, Planned Development District requires a tree survey to be submitted prior to the Final Preliminary Plat approval.

PROJECT COMPLIANCE

A. **Zoning Compliance:**

These tracts are all zoned PD, Planned Development district. Per §4.8.1 of the Pender County UDO:

“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.”

“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.”

STAFF COMMENT: The Blake Farm development is compatible with the surrounding land uses and neighborhood character; however, more adequate connectivity would be desirable.

B. 2010 Comprehensive Land Use Compliance:

These tracts are all designated as Mixed Use. The Mixed Use classification is intended for higher density/intensity uses, as well as a “mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian and transit friendly manner.” Specific policies addressing interconnectivity include.

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

Policy 2B.1.9 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.

C. Surrounding Land Uses:

The property to the west and north are zoned PD and RA. The properties to the East is zoned RA and the is bound by US HWY 17 to the south.

There are a few commercially utilized tracts along US HWY 17, Office & Institutional uses along the corner of Sidbury Road and US HWY 17 along with other residential uses.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO

No response

Four County Electric Company

No response

NC DENR Division of Coastal Management

No response

NC DENR Express Permitting

No response

NC DENR Division of Forestry

No response

NC DENR Division of Land Resources

No response

NC DENR Division of Waste Management

No response

NC DENR Division of Water Quality

They will need a stormwater permit. This project will require a 401 wetland certification

NC DOT Division of Highways

Submit for Driveway Permit and Subdivision Plan Approval. Driveway comments will be based on TIA information.

NC DOT Transportation Planning Branch

No response

NC Office of State Archaeology

No response

NC Wildlife Resources Commission

No response

Pender County Building Inspections

No response

Pender County Emergency Management

No response

Pender County Environmental Health

*The project is supplied with public water and public sewer. EH will not be involved in this project.
Thanks*

Pender County Fire Marshal

No response

Pender County Parks and Recreation

No response

Pender County Public Library

No response

Pender County Public Utilities

No response

Pender County Schools

No response

Pender County Sheriff's Department

No response

Pender County Soil and Water Conservation District

Pender Soil & Water sees no problem with this request.

Progress Energy Corporation

No response

US Army Corps of Engineers

No response

Wilmington Metropolitan Planning Organization

Bill and I were looking at the master plan this week and he pointed out three additional future access points. Our current TIA scope only has the two road access points. If the development is proposing 3 driveways (which the DOT may not allow) then our TIA scope will need to be updated.

Pender County Permitting

No Response

Pender County Addressing

The name Huggins Road, the third access to which they are referring, has not been officially approved by Pender County. This is a forestry road that they named "Huggins". The good news...this is not a duplicate road name so if they would like to keep Huggins Road I will place it on the reserve list.

STAFF RECOMMENDATION:

Planning Staff is submitting this proposal for Planning Board disposition. The Master Development Plan and Preliminary Plan generally conform to the adopted Unified Development Ordinance and Comprehensive Plan. There are outstanding detail items within the MDP submittal that have been requested to provide the detail at later submittals. Consideration should be taken on requiring a Development Agreement as a condition to MDP approval. The Development Agreement should be focused on timing of public infrastructure including school

resources, vesting of development ordinances applicable to the project, and expectations from the developer and the County. Staff recommends approval of the request as well as recommending approval of SF-1.

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.

APPLICATION FOR SUBDIVISION

THIS SECTION FOR OFFICE USE			
Application No.	PP #111066	Date	4.22.14
Application Fee	\$ 2320. ⁰⁰	Receipt No.	# 141001
Master Plan Hearing Date	July 1 2014	Preliminary Plat Hearing Date	July 1 2014

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Pender Farm Development, LLC	Owner's Name:	Pender 1164, LLC
Applicant's Address:	1202 Eastwood Road	Owner's Address:	1202 Eastwood Road
City, State, & Zip	Wilmington, North Carolina 28403	City, State, & Zip	Wilmington, North Carolina 28403
Phone Number:	910-799-8755	Phone Number:	910-799-8755

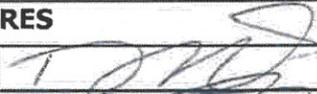
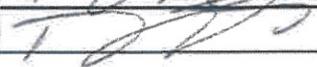
Legal relationship of applicant to land owner: Pender Farm Development, LLC is the developer for Pender 1164, LLC land

SECTION 2: PROJECT INFORMATION

Preliminary Plat	<input type="checkbox"/> Residential <i>RP, PD, RM, MH District</i>	<input checked="" type="checkbox"/> Mixed Use <i>PD</i>	<input type="checkbox"/> Exempt
Subdivision Type	<input checked="" type="checkbox"/> Major (11 lots or more)	<input type="checkbox"/> Minor (10 lots or less)	<input type="checkbox"/> Other
Property Identification Number (PIN):	3271-25-1909-0000	Total property acreage:	500
Zoning Classification:	PD	Acreage to be disturbed:	100

Additional Information:

SECTION 3: SIGNATURES

Applicant's Signature		Date:	
Owner's Signature		Date:	

NOTICE TO APPLICANT

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

Office Use Only

<input type="checkbox"/>	Subdivision Fees: \$500 + \$10/lot-unit for the first 100 lots/units; \$5.00/lot-unit thereafter	Total Fee Calculation: \$
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
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:
Application completeness approved by:		Date:
Date scheduled for public hearing:		

PRELIMINARY PLAT CONTENTS

Preliminary plats not illustrating or containing the following data shall be returned to the developer or his authorized agent for completion and resubmission. The preliminary plat shall be prepared in accordance with the following specifications:

<input checked="" type="checkbox"/>	The plat must be prepared by an authorized Licensed Professional.
<input checked="" type="checkbox"/>	The name of the subdivision.
<input checked="" type="checkbox"/>	The name(s), address(es), and telephone number(s) of the owner(s), registered land surveyor(s), land planner(s), architect(s), landscape architect(s), and professional engineer(s) responsible for the subdivision and the registration number(s) and seal(s) of the registered land surveyor(s).
<input checked="" type="checkbox"/>	A sketch vicinity map at an appropriate scale, showing the relationship between the subdivision and the surrounding area.
<input checked="" type="checkbox"/>	The exact boundary lines of the tract to be developed fully dimensioned by bearings and distances, and the location of intersecting boundary lines of adjoining lands.
<input checked="" type="checkbox"/>	Scale at 1" = 50' or larger, denoted both graphically and numerically.
<input checked="" type="checkbox"/>	North arrow in accordance with the Standards of Practice for Land Surveyors.
<input checked="" type="checkbox"/>	Approved road names.
<input checked="" type="checkbox"/>	Landscaping and Buffers shall be shown on the site plan and adhere to the landscaping standards set forth in Article 8, Landscaping and Buffers.
<input checked="" type="checkbox"/>	All subdivided land and parcels shall comply with Section 7.2, Lot Design.
<input checked="" type="checkbox"/>	Homeowners Association shall be required for all major residential subdivisions with privately maintained streets, open space, and any other dedicated land as stated in Section 7.3, Homeowners Association Requirements.
<input checked="" type="checkbox"/>	Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design.
<input checked="" type="checkbox"/>	Calculated open space requirements must adhere to Section 7.6, Open Space.
<input checked="" type="checkbox"/>	The location, purpose, and dimensions of areas to be used for purposes other than residential;
<input checked="" type="checkbox"/>	The names of current owners of adjacent landowners along with PIN, current uses, other legal reference where applicable, shall be shown.
<input checked="" type="checkbox"/>	The location and measurements of all proposed minimum building setback lines.
<input checked="" type="checkbox"/>	The location and dimensions of all proposed and existing rights-of-way, utility or other easements, riding trails, pedestrian or bicycle paths, natural buffers, and areas if any to be dedicated to public use with the purpose of each stated.
<input checked="" type="checkbox"/>	Existing traffic counts for road(s) and intersection(s) studied and dates/times counts were conducted.
<input checked="" type="checkbox"/>	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
<input checked="" type="checkbox"/>	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
<input checked="" type="checkbox"/>	Right-of-way lines and pavement widths of all roads and the location and width of all adjacent roads and easements.
<input checked="" type="checkbox"/>	Property lines, buildings or other structures, water courses, railroads, bridges, culverts, storm drains, and corporate limits, township boundaries, and county lines.
<input checked="" type="checkbox"/>	Sufficient survey to determine readily and reproduce on the ground every straight or curved boundary line, road line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles, and tangent distances for the center line of curved roads and curved property lines that are not the boundary of curved roads. All dimensions shall be in accordance with the Standards and Practices of Land Surveyors.
<input checked="" type="checkbox"/>	The accurate locations and descriptions of all monuments, markers, and control points.
<input checked="" type="checkbox"/>	The blocks lettered alphabetically throughout the entire subdivision and the lots numbered consecutively throughout each block.
<input checked="" type="checkbox"/>	The date of the survey and the plan preparation; with spaces per subsequent revision.
<input checked="" type="checkbox"/>	The name of the township, county, and state in which the subdivision is located.
<input checked="" type="checkbox"/>	Deed book and reference of ownership acquisition.
<input checked="" type="checkbox"/>	Certificate of approval by the Pender County Addressing Coordinator for proposed road names.

<input checked="" type="checkbox"/>	Compliance with all applicable requirements of this Ordinance.
<input checked="" type="checkbox"/>	Agreement with the most recently adopted CAMA Land Use Plan and any other applicable adopted land use document(s). Reference of recently approved MDP.
<input checked="" type="checkbox"/>	For non-residential and multifamily projects, the location of trash handling, recycling, grease bins, and other waste-related facilities employed in the normal operation of the use.
<input checked="" type="checkbox"/>	The location and design of parking areas and pedestrian and vehicular access points.
<input checked="" type="checkbox"/>	That the design of traffic patterns, traffic control measures and street pavement areas, including plan profiles and cross section views, and with provisions for maintaining traffic flows for both public use as well as emergency management services are consistent with the requirements of this Ordinance.
<input checked="" type="checkbox"/>	Compliance with site construction specifications.
<input checked="" type="checkbox"/>	Stormwater facilities, water supply, sanitary sewer service, fire protection and hydrants, street signs, and street lighting designed in conformance with department standards, specifications and guidelines; Plan profile and cross section of drainage and utility services and
<input checked="" type="checkbox"/>	Other proposed easements or dedications as required.

Additional materials to be submitted with the preliminary plat:

1. Soil suitability analysis indicating the suitability of the property for individual septic tanks or an Improvement Authorization Permit for each lot unless community sewer is available and a conditioned approval for connection is submitted. The soil suitability analysis of the property shall also indicate the suitability of the soil for the type structures proposed.
2. Sufficient information shall be provided so that a corner of the property can be located on the ground and found with a measurement from the intersection of two state maintained roads.
3. A copy of the Preliminary Plat with the street names as approved by the Pender County Addressing Coordinator or his/her designee.
4. Verification of receipt of the preliminary plat of the development by the Pender County Health Department.
5. Verification of receipt of the preliminary plat of the development by the NCDOT District Engineer or his designee.
6. General description and map of the proposed drainage for the subdivision shall include the following:
 - a) The boundaries of all drainage basins that flow through the property from upstream.
 - b) All drainage facilities that flow through the property and receive any stormwater discharge from upstream.
 - c) The boundaries of all drainage basins that receive discharge from the property that is located from the discharge point on the property to the recipient perennial stream.
 - d) All drainage facilities that receive stormwater discharge from the property from the discharge point to the recipient perennial stream.
 - e) This information can be described in a narrative submission and shown on a copy of a USGS 7.5 Minute Quad or other similar topographical map (11 X 17 map submission).
 - f) Detailed description of any proposed waste water system and system maintenance arrangements and procedures to serve lots that are not suitable for traditional onsite septic systems, along with a map showing the proposed location of the offsite components of the system, including lines.
 - g) When any development proposes private streets a description of the method to provide Pender County Emergency Service personnel and vehicles immediate access shall be submitted.
 - h) When any street layout or geometric design does not specifically meet the NCDOT Secondary Road Standards or the adopted Pender County Private Street Standards, a narrative explanation, justification detailed drawing of the design shall be submitted for review.
 - i) When the subdivision entrance does not connect to a NCDOT maintained road, recorded documents shall be submitted that confirm the property and the proposed lots have access to a NCDOT maintained road by a public or private street that meets the standards of this Ordinance.
 - j) The Administrator or the Planning Board may request additional information be submitted that is pertinent to review of the proposed subdivision for compliance with the provisions of this Ordinance or other Pender County Ordinances.
7. The Following Material May Be Submitted As a Condition of Approval of the Preliminary Plat, When Approved By the Planning Board or Administrator
8. Approval by NCDOT of connection of subdivision roads with DOT maintained roads (Driveway Permit).
9. Street construction & street drainage plans as approved by DOT District Engineer with letter of approval (for public streets).
10. Street construction & street drainage plans in accord with DOT submittal requirements, design and construction standards or in accord with Section 7.5, Street Design, private street standards. The plans must be signed and sealed by a registered surveyor or engineer. A letter from the design professional will accompany the plans certifying that they meet the NCDOT submittal requirements, design and construction standards or Private Street Standards, Pender County (for private streets).
11. One or both of the following items will be required for any development utilizing a community water or wastewater system:
 - a) Water System:
 - i. Construction plans sealed by a registered engineer, as approved by DENR,
 - ii. Acceptance of operation and maintenance of the system by a Public or Community Water system as defined in this Ordinance,

- iii. Certification that the system will be owned by a Public or Community Water system as defined in this Ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this Ordinance.
 - b) Wastewater system
 - i. Construction plans sealed by a registered engineer, as approved by DENR, acceptance of operation and maintenance of the system by a Public or Community Water system as defined in this Ordinance
 - ii. Certification that the system will be owned by a Public or Community Water system as defined in this Ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this Ordinance.
- 12. Approval from the Division of Coastal Management when the development is located in an Area of Environmental Concern.
- 13. Sediment & Erosion Control Plans as approved by Land Quality (with letter of approval).
- 14. Stormwater management plan as approved by the Water Quality Division (with letter of approval).
- 15. Approval of Wetlands Delineation by the Army Corps of Engineers (USACE) (if wetlands in development).
- 16. Wetlands fill authorization or permit if construction in wetlands is involved.
- 17. A drainage plan that will include all portions of the development shall be submitted. This plan shall be prepared and sealed by a registered engineer. The plan and facilities shall provide for a drainage system for these areas that will accommodate the ten-year storm event without flooding or substantial ponding of water in the areas included in the plan. The plan must also accommodate any discharge from properties in upland portions of the drainage basin that flows through the property for the same storm event for the type development for which that property is zoned. The boundary of any drainage area on a portion of the site and/or upland from the site and drainage areas between stormwater discharge points from the site to the recipient perennial stream shall be shown on a map (copy of 7.5 min. USGS Quad or similar map). Any drainage facility receiving stormwater discharge from the development shall have the capacity to carry the anticipated stormwater flow from areas that discharge through them for the 10 year storm event from the point of discharge at the development to the recipient perennial stream without over flowing their banks. The location, size and/or capacity of all structures included in the drainage system and receiving discharge from the development to the recipient perennial stream shall be shown on the plan and calculations used in designing the drainage system shall be submitted in a legible format. This plan may be included in the street and drainage plan, stormwater management plan or on the preliminary plat, as long as the design professional certifies that the specific drainage plan submitted complies with these requirements and the information required is shown or submitted.
 - a) When any proposed subdivision of land with lots or areas other than open space where structures are prohibited is located in a "Designated Floodway," a "No Rise Certification" prepared by a Registered Engineer shall be submitted for the development.
 - b) When a proposed subdivision is located in a SFHA the Base Flood Elevation (BFE) shall be determined and shown along with the SFHA boundary on the Preliminary Plat. In SFHA's where the BFE has not been previously determined, the Developer shall be responsible for providing the BFE as determined by a Registered Professional in the manner prescribed by FEMA Regulations.
 - c) When a proposed subdivision is located within a SFHA and any water or sewer systems are not located on the site of the structure served, a statement from the Registered Professional responsible for design of the offsite system shall be provided that "all public or community (offsite) sewer and water systems and drainage facilities are designed to minimize flood damage and reduce exposure to flood hazards in accord with FEMA Guidelines."



A Trask Land Company Community

PENDER COUNTY, NC
MASTER DEVELOPMENT PLAN NARRATIVE

Prepared for:

Pender 1164, LLC
1202 Eastwood Road
Wilmington, North Carolina 28403

Prepared by:



243 North Front Street
Wilmington, NC 28401
(910)343-1048

Project #6525-0001 (42)

April 2014

BLAKE FARM
PENDER COUNTY, NORTH CAROLINA

Project #6525-0001

Master Development Plan Narrative

The proposed 1,344-acre development project, known as Blake Farm, is located in Pender County, 1/8 mile north of the intersection of US Highway 17 and Sidbury Road (SR 1572) on the west side of US Highway 17. The property can be identified by the following PINs: 3271-04-4167-0000, 3271-25-1909-0000, 3262-72-5914-0000, 3262-54-5164-0000.

The main project access will be located at the existing signal at Scott's Hill Loop Road and US Highway 17. A secondary full access median crossover will be provided 0.83 miles north of the primary access. A third access will be provided to the west via Huggins Road to provide connection with Sidbury Road. The main collector will terminate in a cul-de-sac at the western property line prior to intersecting with the proposed controlled-access Hampstead Bypass. In preliminary discussions with Wilmington Urban Area Metropolitan Planning Organization (WMPO) and North Carolina Department of Transportation (NCDOT), no dedicated access will be granted for the Blake Farm development from the bypass.

All property within the proposed development is currently zoned Planned Development (PD) and all proposed land uses are permitted by-right in the PD district. This development will consist of residential and non-residential development, recreation and open space, public streets, private streets, and possibly an elementary school. (The school is dependent upon owner and Pender County School System negotiations.) Neighborhood amenities may include a small community horse farm and garden, dedicated pedestrian signal for US Highway 17 crossing, bike trails, pedestrian-friendly design throughout the community, and future coordination with Poplar Grove for community events,. The developer aims to be on the cutting edge of environmental design, market appeal, while maintaining cost efficiency and savings.

There is no Coastal Area Management Act (CAMA) jurisdiction for this project. A final Jurisdictional Determination for wetland delineations has been completed by the US Army Corps of Engineers. Additional wetlands impact permitting may be required during development of each phase. The property drains to the Island Creek, a tributary to the Northeast Cape Fear River, with a stream classification of C;Sw. The developer intends to maintain as much of the existing natural cedar ponds as possible, and plans to incorporate many low-impact development techniques to lessen Blake Farm's environmental impact.

This project will have five phases, with the first phase including approximately 255-280 single-family lots, 300 apartments, and 50,000 square feet of non-residential development. Phase 1 is projected to begin construction in 2015 with final build out by 2019. The remainder of the

project is expected to be completed by 2029, with 25 pods (separate development areas), producing a total of 2,998 residential units and 250,000 square feet of non-residential space.

Construction Activities

The contractor will install erosion control devices for each phase prior to beginning any land disturbance activities. Clearing and grading will be in accordance with state and local requirements. After clearing and grading is completed, the contractor will install stormwater Best Management Practices (BMPs) in accordance with regulations and approved construction plans. Stormwater will include low impact development techniques where possible and practical, such as rain gardens, disconnection of impervious surfaces, linear and roadside swales, rainwater harvest systems and cisterns for drip irrigation, pervious pavers, green roofs, minimal curb and gutter, and minimal piped stormwater networks. The developer intends to build on less suitable soils and use the sandy, more suitable soils for stormwater infiltration. The developer and design team are working with Dr. Mike Burchell and Dr. Bill Hunt, PE, of North Carolina State University's Biological and Agricultural Engineering Department, to develop stormwater design. The developer is also working with the Coastal Federation, an organization that advocates for compatible land and water uses that protect clean water, critical habitats, and public access to the coast, as well as Andy Wood, an ecologist and conservation educator with an affinity for ecosystem habitats in and around southeastern North Carolina, and the plants, wildlife and people they support.

Utilities

Blake Farm is located in the Scott's Hill Water District as confirmed by Pender County Utilities. Please see the "will-serve" letter provided by Pender County Utilities.

The water main for the development will be provided from the existing Scott's Hill Water District. Blake Farm will install water mains along the main access road to the main road's terminus. Public water connections (looped throughout the parcels) will be provided based on NCDENR Public Water Supply "2T Rules" water demands. The developer intends to install "purple pipe" onsite to allow for wastewater reuse for irrigation purposes and to lessen the demand on the existing water distribution system.

Blake Farm is located in the Pluris Hampstead LLC Wastewater Treatment Plant Sanitary Sewer District as confirmed by Pluris Hampstead LLC. Please see the "will-serve" letter provided by Pluris Hampstead LLC.

Public sanitary sewer for Blake Farm will be transported via gravity mains, force mains, and pumping stations to the proposed wastewater treatment facility to be completed by Pluris Hampstead LLC. Public sewer connections will be provided at each pod. The proposed wastewater treatment facility's total design treatment capacity is adequately sized to accommodate the wastewater from Blake Farm, and is scheduled to be operational at the end of the first quarter of 2015.

Natural gas will be provided for the development, with an existing connection available along Sidbury Road. Electric services will be provided by Duke Energy Progress. The development will also include cable, internet, and phone utilities.

Required Permits

Applicable state and federal agency permits, including but not limited to the following, will be required prior to the approval of the preliminary plat.

- NCDEMLR- Division of Land Quality for erosion control permit
- NCDEMLR – Division of Water Quality for state stormwater management permit
- NCDOT – roadway drawing package, hydraulics approval, encroachment agreements
- Pender County Utilities – local water system design approval
- NCDEMLR – Public water supply for public water permit
- Pluris Hampstead LLC – Local sanitary sewer review and approval
- NCDEMLR-DEH – Public sanitary sewer review and approval
- USACE – 401/404 wetlands permits

Potential Impacts

Blake Farm will provide many positive benefits for the surrounding community. Blake Farm will be an attractive, high-quality, mixed use development with pedestrian friendly design and a focus on environmental stewardship. The development design team will incorporate a design process that focuses on the project and environment as a whole. The developer intends to integrate low impact development (LID) stormwater techniques, in an attempt to mimic the existing stormwater pattern after final build out. Another positive impact is that the development is located proximate to the future wastewater treatment facility, which minimizes the impact associated with connecting to the existing sewer main or constructing sewer improvements along US Highway 17. Likewise, the water distribution network is located adjacent to the property along US Highway 17, with sufficient capacity available for the proposed development.

During the construction of Blake Farm, noise and traffic will be mitigated through the existing natural buffers, dissipating the noise over distance.

The Blake Farm project will provide Pender County and surrounding area residents with a variety of housing types, styles, and price ranges. The development will create a dynamic mixed-use community, and will help to set a new standard for design and quality in the region.

Blake Farm SF1

It's all about the porch . . .

Blake Farm SF-1 is planned to allow for several single family detached product types, ranging from narrow lot alley loaded to traditional lot alley loaded to traditional lot front loaded. The product we envision for all lots, however, will have a front porch pulled close to the sidewalk, and garages will be situated such that they are not the focal point of the streetscape. Garages should be either side loaded, tucked towards the rear of the property if front loaded, or may be an alley load from the rear of the lot.

Because the Blake Farm builder team has not yet been finalized, the setbacks that we currently propose within SF1 (10' front, 10' rear, 0 lot line with a minimum of 6' between structures) simply allow for the greatest product flexibility. It is also our desire to have the flexibility to shift lot lines as needed to allow for builder product flexibility and market demand.

The first three photos below show examples of homes with vehicular access via rear alleyways.

The following two photos show examples of homes with vehicular access from the front with garages tucked towards the rear of the property.

All photos show examples of product type that we anticipate being constructed within Blake Farm.









PENDER COUNTY UTILITIES

605 E. Fremont Street
P.O. Box 995
Burgaw, NC 28425
Phone - 910.259.1570
Fax - 910.259.1579
mmack@pendercountync.gov

Michael G. Mack

Director

April 16, 2014

Pender 1164 LLC.
1202 Eastwood Road
Wilmington, NC 28403

Re: Water Capacity and Ability to Serve
Blake Farm – Trask Land Company

Dear Mr. Shuttleworth and Mr. Trask:

In response to your inquiry regarding water capacity to serve the 1,164 acre Mixed Use Subdivision currently known as Blake Farm being proposed by Pender 1164 LLC., please find this letter as written confirmation that Pender County Utilities has sufficient water capacity to provide the public water service to this subdivision upon the properly designed, permitted, and installed water main extensions and services required to serve the development.

Please feel free to contact me should you have any questions pertaining to this matter.

Sincerely,

Michael G. Mack

Michael G. Mack



MAURICE W. GALLARDA, PE
Managing Member

April 16, 2014

Ms. Tammy Spivey
Development Manager
Trask Land Company
1202 Eastwood Road
Wilmington, NC 28403

Re: Pluris Hampstead, LLC's Intent to Serve Confirmation Blake Farms Development Pender County, North Carolina

Dear Ms. Spivey,

This letter serves as confirmation of Pluris Hampstead, LLC's intent to serve the above referenced development with wastewater treatment in accordance with the requirements of the North Carolina Department of Environmental Management ("DENR").

Pluris Hampstead, LLC ("Pluris") has been in discussion with both the DENR and the North Carolina Utilities Commission ("NCUC") to whom Pluris will be subject to for environmental and rate regulation respectively. In addition Pluris will be subject to the provisions of the County of Pender Special Use Permit, recently approved for Pluris.

Pluris is currently in the design phase of the new membrane bio-reactor ("MBR") wastewater treatment plant and related force main that will service the Blake Farm Development. Construction is contemplated to be completed and the MBR plant operational within 13 to 15 months from the date of this letter.

Should you have any questions please feel free to contact me directly at my office at 214.220.3412 or on my cell phone at 714.624.8670.

A handwritten signature in blue ink, appearing to read "Maurice W. Gallarda", with a long horizontal flourish extending to the right.

Maurice W. Gallarda, PE
Managing Member

Table 1
Site Trip Generation Table (Phase 1)
Blake Farm

Land Use	ITE Code	Size	Unit	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
					Enter	Exit	Enter	Exit
Single-Family Detached Housing	210	280	Dwelling Units	2,708	51	155	167	98
Apartments	220	300	Dwelling Units	1,942	30	121	119	64
Shopping Center	820	50,000	SQ. FT.	4,328	63	39	181	196
Total Trips				8,978	144	315	467	358
<i>Internal Capture Reduction (10% daily, 10% PM)</i>				898	0	0	47	36
<i>Pass-By Trips</i>					0	0	86	94
Primary (New) Site Trips					144	315	334	228

Table 2
Site Trip Generation Table (Full Build Out)
Blake Farm

Land Use	ITE Code	Size	Unit	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
					Enter	Exit	Enter	Exit
Single-Family Detached Housing	210	2,259	Dwelling Units	18,488	398	1193	1095	643
Apartments	220	731	Dwelling Units	4,553	72	290	273	147
Shopping Center	820	250,000	SQ. FT.	12,320	169	104	531	576
Total Trips				35,361	639	1587	1899	1366
<i>Internal Capture Reduction (10% daily, 10% PM)</i>				2,865	0	0	190	137
<i>Pass-By Trips</i>					0	0	159	172
Primary (New) Site Trips					639	1587	1550	1057

**U.S. ARMY CORPS OF ENGINEERS
WILMINGTON DISTRICT**

Action Id. SAW-2012-01624 County: Pender U.S.G.S. Quad: NC-SCOTTS HILL

NOTIFICATION OF JURISDICTIONAL DETERMINATION

Property Owner: W.S. Land Investments LLC
Mike Cook
Address: 511 North Tejon Street, Suite 200
Colorado Springs, CO, 80903
Telephone Number: 719-632-1222



Size (acres)	<u>100</u>	Nearest Town	<u>Hampstead</u>
Nearest Waterway	<u>Island Creek</u>	River Basin	<u>Northeast Cape Fear, North Carolina.</u>
USGS HUC	<u>3030007</u>	Coordinates	Latitude: <u>34.3378458388564</u> Longitude: <u>-77.7680515090703</u>

Location description: The property is located approximately 0.6 miles northeast of the intersection of Hwy 17 and Sidbury Road in Hampstead, Pender County, North Carolina (PIN# 3271-25-1909). The project review area is approximately 101 acres of land on the southern portion of the parent parcel.

Indicate Which of the Following Apply:

A. Preliminary Determination

Based on preliminary information, there may be wetlands on the above described property. We strongly suggest you have this property inspected to determine the extent of Department of the Army (DA) jurisdiction. To be considered final, a jurisdictional determination must be verified by the Corps. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also, you may provide new information for further consideration by the Corps to reevaluate the JD.

B. Approved Determination

There are Navigable Waters of the United States within the above described property subject to the permit requirements of Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

There are waters of the U.S. including wetlands on the above described project area subject to the permit requirements of Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

We strongly suggest you have the waters of the U.S. including wetlands on your project area delineated. Due to the size of your property and/or our present workload, the Corps may not be able to accomplish this wetland delineation in a timely manner. For a more timely delineation, you may wish to obtain a consultant. To be considered final, any delineation must be verified by the Corps.

The waters of the U.S. including wetlands on your project area have been delineated and the delineation has been verified by the Corps. We strongly suggest you have this delineation surveyed. Upon completion, this survey should be reviewed and verified by the Corps. Once verified, this survey will provide an accurate depiction of all areas subject to CWA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years.

The waters of the U.S. including wetlands have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on _____. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

There are no waters of the U.S., to include wetlands, present on the above described project area which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our

published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

- X** The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Wilmington, NC, at (910) 796-7215 to determine their requirements.

Placement of dredged or fill material within waters of the US and/or wetlands without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). If you have any questions regarding this determination and/or the Corps regulatory program, please contact Crystal Amschler at 910-251-4170 or Crystal.C.Amschler@usace.army.mil.

C. Basis For Determination: Determination was based on review of aerial photography, USGS, soils and Lidar maps and from observations made during the site visits. Wetlands met criteria set forth in the Corps 1987 delineation manual and the Atlantic and Gulf Coastal Plain Region Supplement. RPWs and stream channels demonstrated an OHWM as identified in the field. Wetlands are adjacent to RPWs that flow into an unnamed tributary of Futch Creek which is a Section 10 Water.

D. Remarks:

E. Attention USDA Program Participants

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

F. Appeals Information (This information applies only to approved jurisdictional determinations as indicated in B. above)

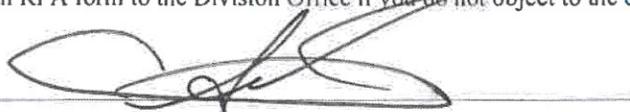
This correspondence constitutes an approved jurisdictional determination for the above described site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers
South Atlantic Division
Attn: Jason Steele, Review Officer
60 Forsyth Street SW, Room 10M15
Atlanta, Georgia 30303-8801

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by 1/21/2014.

****It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this correspondence.****

Corps Regulatory Official: _____



Date: November 19, 2013

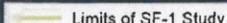
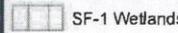
Expiration Date: November 19, 2018

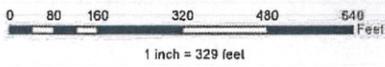
The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete the attached customer Satisfaction Survey or visit <http://per2.nwp.usace.army.mil/survey.html> to complete the survey online.

Copy furnished:

Southern Environmental Group, Inc
Attn: David Scibetta
5315 South College Rd, Suite E
Wilmington, NC 28412



-  Limits of SF-1 Study
-  SF-1 Wetlands
-  Stream
-  Jurisdictional Ditches (RPW)
-  Ditches (Non-RPW)



Map Source: Bing Maps

Field Sketch of Wetlands
Sidbury Road Tract
SF-1 Area
Scotts Hill, Pender County, NC
10/30/2013 Project #: 05-159.01



**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant: **W.S. Land Investments LLC**
Mike Cook

File Number: **SAW-2012-01624**

Date: **November 19, 2013**

Attached is:	See Section below
<input type="checkbox"/> INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
<input type="checkbox"/> PROFFERED PERMIT (Standard Permit or Letter of permission)	B
<input type="checkbox"/> PERMIT DENIAL	C
<input checked="" type="checkbox"/> APPROVED JURISDICTIONAL DETERMINATION	D
<input type="checkbox"/> PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://www.usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the district engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:
**District Engineer, Wilmington Regulatory Division,
Attn: Crystal Amschler**

If you only have questions regarding the appeal process you may also contact:
Mr. Jason Steele, Administrative Appeal Review Officer
CESAD-PDO
U.S. Army Corps of Engineers, South Atlantic Division
60 Forsyth Street, Room 10M15
Atlanta, Georgia 30303-8801
Phone: (404) 562-5137

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

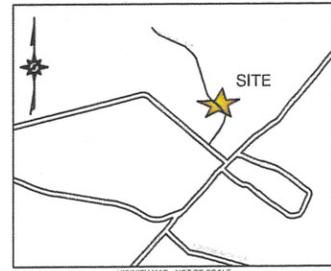
Signature of appellant or agent.	Date:	Telephone number:
----------------------------------	-------	-------------------

For appeals on Initial Proffered Permits send this form to:

District Engineer, Wilmington Regulatory Division, Attn: Crystal Amschler, 69 Darlington Avenue, Wilmington, North Carolina 28403

For Permit denials, Proffered Permits and approved Jurisdictional Determinations send this form to:

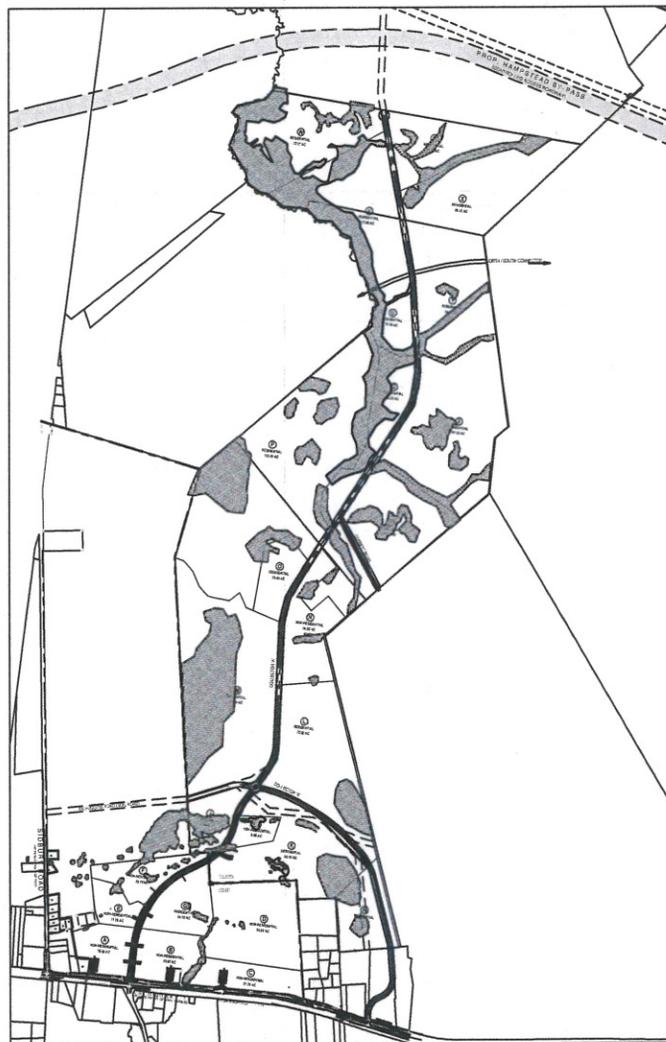
**Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Jason Steele, Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Room 10M15, Atlanta, Georgia 30303-8801
Phone: (404) 562-5137**



VICINITY MAP - NOT TO SCALE

MASTER DEVELOPMENT PLAN

MAY 2, 2014



SHEET INDEX

SHEET #	DRAWING #
1	G-001
2	G-002
3	G-003
4	CS-100
5	CS-101
6	CS-102
7	CS-103
8	CS-104
9	CS-105
10	CS-106
11	CS-107
12	CS-108
13	CS-109
14	CS-110
15	CS-111
16	CS-112

5/17/2014 4:08 PM: S:\2013\0001\Map-Drawings\Map-Drawings\Map-Drawings\001_G-001.dwg



J DAVIS ARCHITECTS
1100 Corporate Ave. Suite 201 | Raleigh, NC 27603 | (919) 878-1100 | (919) 878-0110



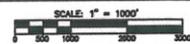
225 North 1st Street
Wilmington, North Carolina 28401
Phone: 754.881.0000 Fax: 754.881.0001
McKim & Creed, Inc. No. 1422
www.mckimandcreed.com



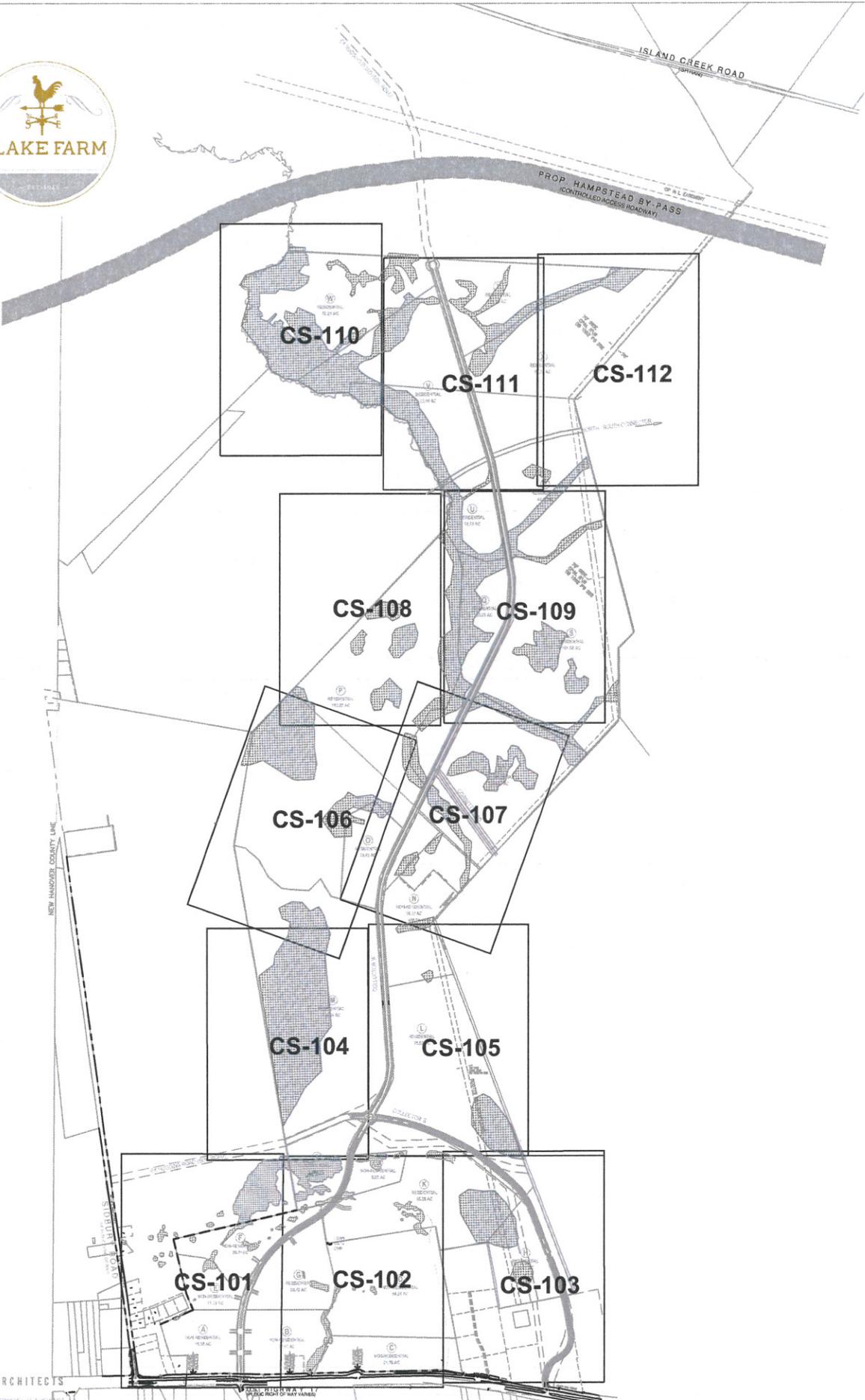
BLAKE FARM
PENDER COUNTY, NC

• A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



G-001



JDAVISARCHITECTS

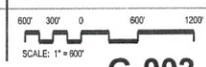
MCKIM&CREED

Trask Land
COUNCIL

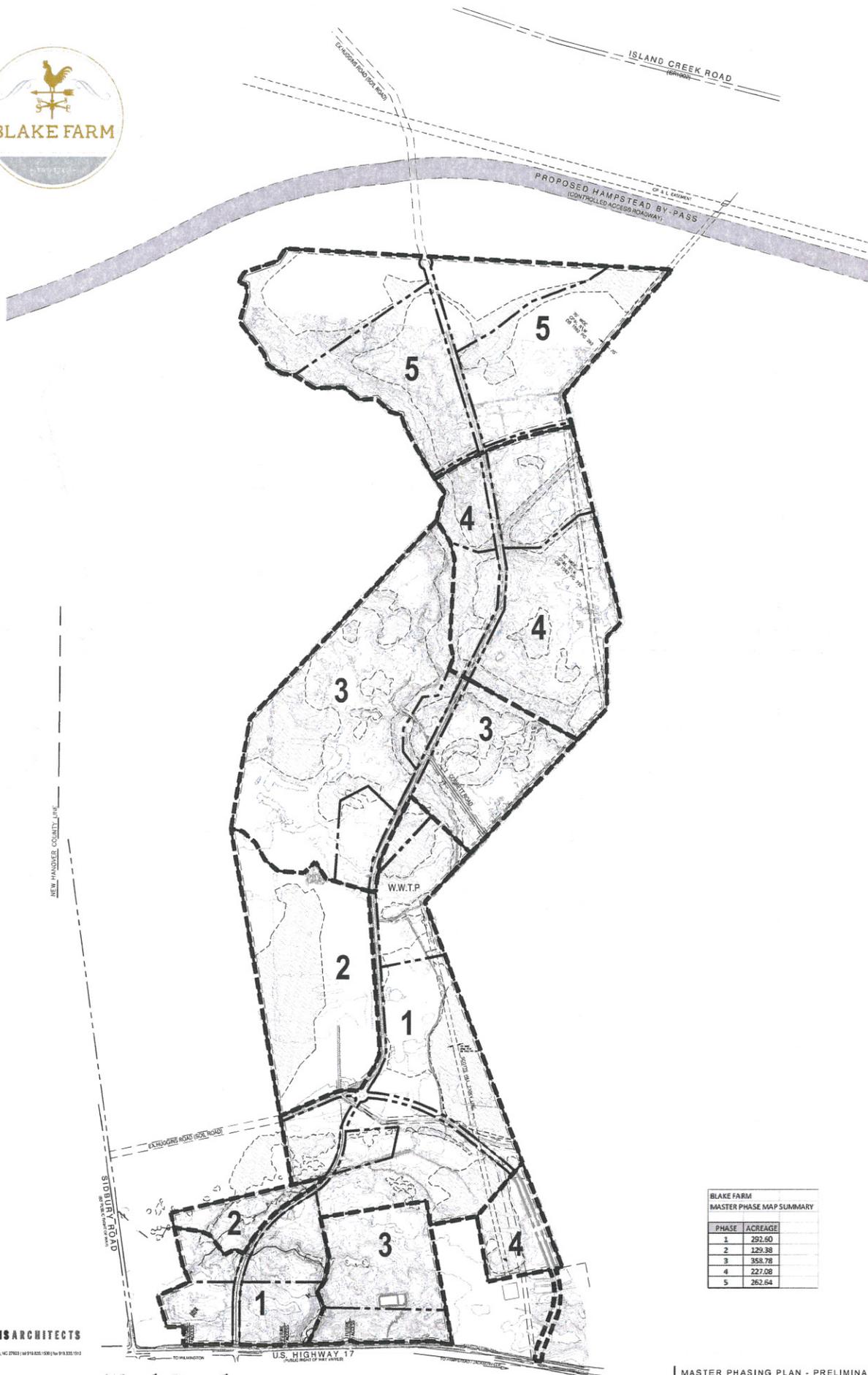
BLAKE FARM
PENDER COUNTY, NC

• A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



G-002



**BLAKE FARM
MASTER PHASE MAP SUMMARY**

PHASE	ACREAGE
1	292.50
2	129.38
3	358.78
4	227.08
5	262.64

J DAVIS ARCHITECTS
 510 General Ave, Suite 201 | Raleigh, NC 27603 | (919) 833-1000 | (919) 833-1010
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MCKIM & CREED

340 North Point Street
 Wilmington, North Carolina 28401
 Phone: 910-340-1466, Fax: 910-341-8362
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Trask Land **BLAKE FARM**
 CO. INC. PENDER COUNTY, NC
 • A TRASK LAND COMPANY COMMUNITY •

MASTER PHASING PLAN - PRELIMINARY
 05.02.2014

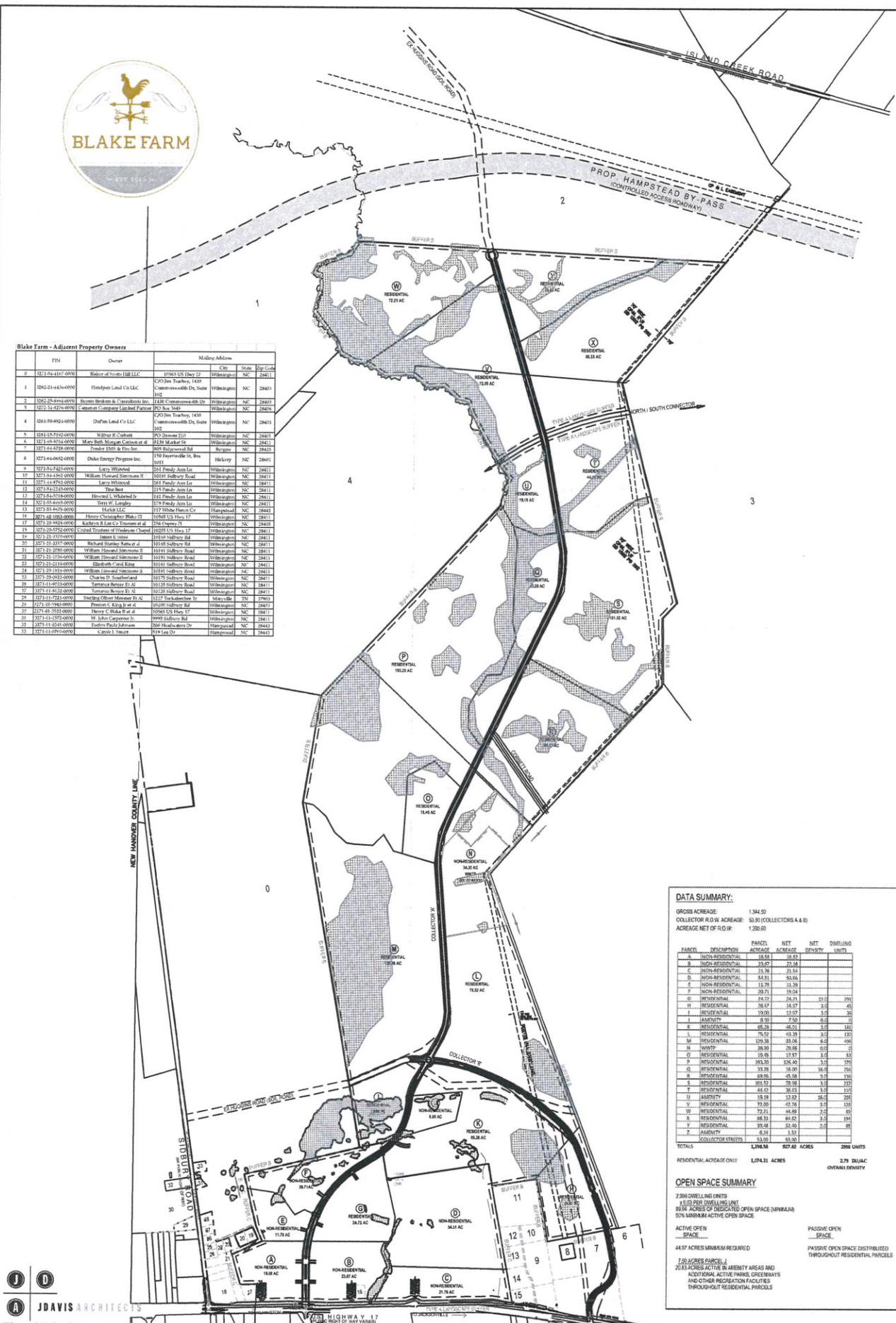
600' 300' 0' 600' 1200'

SCALE: 1" = 600'



Blake Farm - Adjacent Property Owners

PTN	Owner	Mailing Address	City	State	Zip Code
0	321-394-1817 (OWN)	Bank of North Carolina	1706 S. Salisbury Blvd	Wilmington	NC 28403
1	1202-21-4416 (OWN)	Hampden Land Co LLC	1405 Commonwealth Dr, Suite 102	Wilmington	NC 28403
2	1202-25-4994 (OWN)	Revere Bank & Capitalistic Inc.	118 Commonwealth Dr, Suite 102	Wilmington	NC 28403
3	1272-34-4279 (OWN)	Campan Company Limited Partner	PO Box 1049	Wilmington	NC 28403
4	1204-99-4911 (OWN)	Duffin Land Co LLC	1405 Commonwealth Dr, Suite 102	Wilmington	NC 28403
5	1201-15-7192 (OWN)	Wilbur E. Cochran	202 Johnson St	Wilmington	NC 28403
6	1271-05-9751 (OWN)	May Beth Morgan Cantor et al	2139 Market St	Wilmington	NC 28403
7	1271-04-9728 (OWN)	Frederic R. DeLoe & Firm Inc.	1016 Kingswood Rd	Wilmington	NC 28403
8	1271-04-9402 (OWN)	Duke Energy Progress Inc.	1700 Korteville Dr, Box 1011	Hickory	NC 28601
9	1271-04-9402 (OWN)	Laura Whitford	1111 Sandy Lane Ln	Wilmington	NC 28411
10	1271-04-9402 (OWN)	William Howard Zimmerman II	10191 Safford Road	Wilmington	NC 28411
11	1271-11-4792 (OWN)	Larry Whitford	1011 Sandy Lane Ln	Wilmington	NC 28411
12	1271-04-9402 (OWN)	Tracy Bell	1111 Sandy Lane Ln	Wilmington	NC 28411
13	1271-04-9402 (OWN)	Howard S. Whitford Jr	1111 Sandy Lane Ln	Wilmington	NC 28411
14	1271-04-9402 (OWN)	Steve C. Landrum	1111 Sandy Lane Ln	Wilmington	NC 28411
15	1271-04-9402 (OWN)	Mark LLC	1111 White Horse Cir	Wilmington	NC 28411
16	1271-04-9402 (OWN)	Henry Christopher Blake III	11048 US Hwy 17	Wilmington	NC 28411
17	1271-04-9402 (OWN)	Kathleen E. Lane Co Trustee et al	1212 Centre St	Wilmington	NC 28411
18	1271-04-9402 (OWN)	United Trustees of Veterans Charmed	10285 N. Hwy 17	Wilmington	NC 28411
19	1271-04-9402 (OWN)	James S. Smith	10141 Safford Rd	Wilmington	NC 28411
20	1271-04-9402 (OWN)	Richard Stanley Raley et al	10145 Safford Rd	Wilmington	NC 28411
21	1271-04-9402 (OWN)	William Howard Zimmerman II	10141 Safford Road	Wilmington	NC 28411
22	1271-04-9402 (OWN)	William Howard Zimmerman II	10141 Safford Road	Wilmington	NC 28411
23	1271-04-9402 (OWN)	Elizabeth Carol Khan	10141 Safford Road	Wilmington	NC 28411
24	1271-04-9402 (OWN)	William Howard Zimmerman II	10141 Safford Road	Wilmington	NC 28411
25	1271-04-9402 (OWN)	Charles D. Southard	10175 Safford Road	Wilmington	NC 28411
26	1271-04-9402 (OWN)	Tamara Renee Et Al	10118 Safford Road	Wilmington	NC 28411
27	1271-04-9402 (OWN)	Thomas Henry Et Al	10118 Safford Road	Wilmington	NC 28411
28	1271-04-9402 (OWN)	Shirley O'Brien Munn et Al	10117 The Lakeshore Dr	Myrtle Hill	NC 27901
29	1271-04-9402 (OWN)	Phyllis C. King et al	10141 Safford Rd	Wilmington	NC 28411
30	1271-04-9402 (OWN)	Henry C. Blake et al	10145 US Hwy 17	Wilmington	NC 28411
31	1271-04-9402 (OWN)	W. John Carpenter Jr	9999 Safford Rd	Wilmington	NC 28411
32	1271-04-9402 (OWN)	David Paul Edwards	2906 Wakehurst Dr	Wilmington	NC 28411
33	1271-04-9402 (OWN)	C. Cecil E. Squire	519 Elm Dr	Florence	NC 28532



DATA SUMMARY:

GROSS ACRES: 1,341.50
 COLLECTOR A-D IN ACRES: 53.91 (COLLECTORS A & B)
 ACRES NET OF R.O.W.: 1,287.59

PARCEL	DESCRIPTION	PARCEL ACRES	NET ACRES	NET DENSITY UNITS
A	NON-RESIDENTIAL	18.51	18.51	
B	NON-RESIDENTIAL	23.87	23.84	
C	NON-RESIDENTIAL	21.76	21.54	
D	NON-RESIDENTIAL	54.51	53.96	
E	NON-RESIDENTIAL	11.29	11.28	
F	NON-RESIDENTIAL	20.71	20.24	
G	RESIDENTIAL	24.72	24.29	33.02
H	RESIDENTIAL	28.67	28.27	3.16
I	RESIDENTIAL	10.00	10.00	1.00
J	AMENITY	8.10	7.50	0.10
K	RESIDENTIAL	45.28	45.11	1.10
L	RESIDENTIAL	75.72	75.38	1.12
M	RESIDENTIAL	129.18	128.06	6.05
N	AMENITY	26.89	25.68	0.10
O	RESIDENTIAL	120.15	119.77	3.12
P	RESIDENTIAL	253.20	252.40	3.14
Q	RESIDENTIAL	33.18	32.89	3.16
R	RESIDENTIAL	69.86	69.58	1.12
S	RESIDENTIAL	201.12	200.56	1.12
T	RESIDENTIAL	44.02	43.69	1.12
U	AMENITY	15.19	14.82	3.16
V	RESIDENTIAL	73.69	73.38	1.12
W	RESIDENTIAL	72.21	71.85	3.16
X	RESIDENTIAL	46.33	45.82	3.16
Y	RESIDENTIAL	37.69	37.29	3.16
Z	AMENITY	6.34	6.13	0.10
COLLECTOR STREETS		1,310.00	1,310.00	
TOTALS		1,341.50	1,287.59	288 UNITS

RESIDENTIAL ACRES ONLY: 1,024.11 ACRES
 2.75 DENSITY OVERALL DENSITY

OPEN SPACE SUMMARY

2,980 OVERALL NET UNITS
 4,630 OVERALL NET UNITS
 8,610 ACRES OF DESIGNATED OPEN SPACE (MINIMUM)
 50% MINIMUM ACTIVE OPEN SPACE

ACTIVE OPEN SPACE: 44.97 ACRES MINIMUM REQUIRED
 PASSIVE OPEN SPACE: 7.50 ACRES PARCEL J
 20.0 ACRES ACTIVE IN AMENITY AREAS AND ADDITIONAL ACTIVE PARKS, GREENWAYS AND OTHER RECREATION FACILITIES THROUGHOUT RESIDENTIAL PARCELS

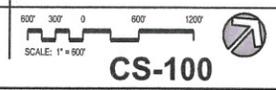


510 Delaware Ave, Suite 201 | Raleigh, NC 27601 | Tel: 919.833.1532 | Fax: 919.833.1510
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Trask Land
 CO INC

BLAKE FARM
 PENDER COUNTY, NC
 • A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAN - PRELIMINARY
 05.02.2014

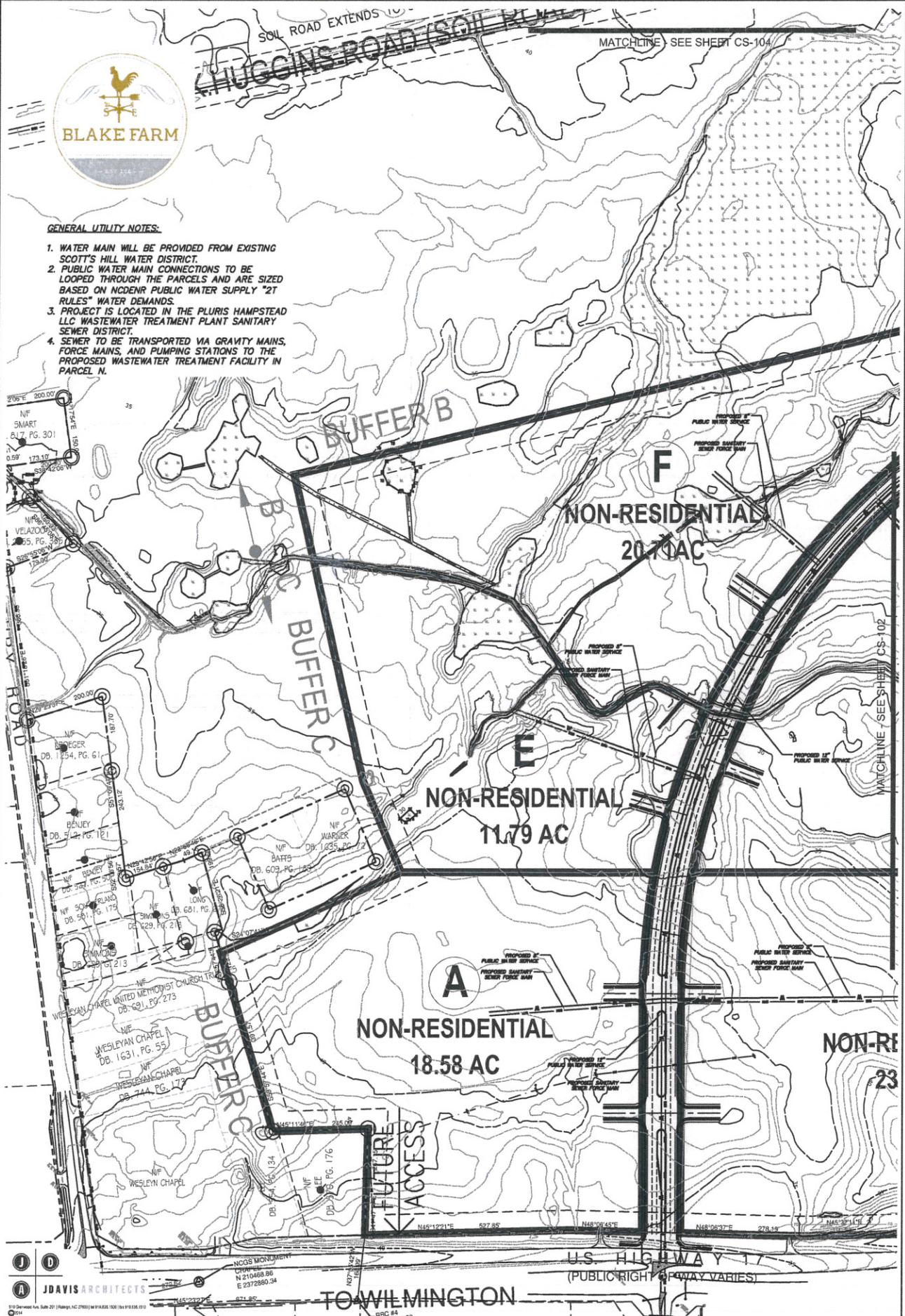


CS-100



GENERAL UTILITY NOTES:

1. WATER MAIN WILL BE PROVIDED FROM EXISTING SCOTT'S HILL WATER DISTRICT.
2. PUBLIC WATER MAIN CONNECTIONS TO BE LOOPED THROUGH THE PARCELS AND ARE SIZED BASED ON NCDENR PUBLIC WATER SUPPLY "21 RULES" WATER DEMANDS.
3. PROJECT IS LOCATED IN THE PLURIS HAMPSTEAD LLC WASTEWATER TREATMENT PLANT SANITARY SEWER DISTRICT.
4. SEWER TO BE TRANSPORTED VIA GRAVITY MAINS, FORCE MAINS, AND PUMPING STATIONS TO THE PROPOSED WASTEWATER TREATMENT FACILITY IN PARCEL N.



J DAVIS ARCHITECTS
 1000 S. 2nd St., Suite 201 | Raleigh, NC 27601 | 919.833.1100 | www.jdavisarch.com

MCKIM & CREED

Trask Land
 CO INC

BLAKE FARM
 PENDER COUNTY, NC
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MASTER PARCEL PLAT - PRELIMINARY
 05.02.2014
 SCALE: 1" = 100'
CS-101

4/29/2014 2:58 PM G:\B000\0001\Map-Development\WP1-CST11-14050001.dwg



ENTIAL
0 AC

NON-RESIDENTIAL
8.90 AC

RESIDENTIAL
65.28 AC

RESIDENTIAL
24.72 AC

NON-RESIDENTIAL
54.51 AC

RESIDENTIAL
67 AC

NON-RESIDENT
21.76 AC

GENERAL UTILITY NOTES:

1. WATER MAIN WILL BE PROVIDED FROM EXISTING SCOTT'S HILL WATER DISTRICT.
2. PUBLIC WATER MAIN CONNECTIONS TO BE LOOPED THROUGH THE PARCELS AND ARE SIZED BASED ON NCDENR PUBLIC WATER SUPPLY "21 RULES" WATER DEMANDS.
3. PROJECT IS LOCATED IN THE PLURIS HAMPSTEAD LLC WASTEWATER TREATMENT PLANT SANITARY SEWER DISTRICT.
4. SEWER TO BE TRANSPORTED VIA GRAVITY MAINS, FORCE MAINS, AND PUMPING STATIONS TO THE PROPOSED WASTEWATER TREATMENT FACILITY IN PARCEL N.

TYPE A LANDSCAPE RIFFFR
TO JACKSONVILLE

BLAKE FARM
 PENDER COUNTY NC
 • A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAT - PRELIMINARY
 05.02.2014

 SCALE: 1" = 100'

CS-102



GENERAL UTILITY NOTES:

1. WATER MAIN WILL BE PROVIDED FROM EXISTING SCOTT'S HILL WATER DISTRICT.
2. PUBLIC WATER MAIN CONNECTIONS TO BE LOOPED THROUGH THE PARCELS AND ARE SIZED BASED ON NCDENR PUBLIC WATER SUPPLY "2T RULES" WATER DEMANDS.
3. PROJECT IS LOCATED IN THE PLURIS HAMPSTEAD LLC WASTEWATER TREATMENT PLANT SANITARY SEWER DISTRICT.
4. SEWER TO BE TRANSPORTED VIA GRAVITY MAINS, FORCE MAINS, AND PUMPING STATIONS TO THE PROPOSED WASTEWATER TREATMENT FACILITY IN PARCEL N.

BUFFER B

MATCHLINE - SEE SHEET CS-106

M

**RESIDENTIAL
129.38 AC**

MATCHLINE - SEE SHEET CS-105

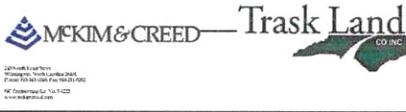
PROPOSED 8" PUBLIC WATER SERVICE

PROPOSED 12" PUBLIC WATER SERVICE

PROPOSED 12" PUBLIC WATER SERVICE



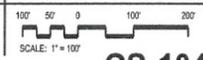
MATCHLINE - SEE SHEETS CS-101 & CS-102



BLAKE FARM
PENDER COUNTY, NC

• A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



CS-104



COLLECTOR 'A'

MATCHLINE - SEE SHEETS CS-104

(BY OTHERS)

MATCHLINE - SEE SHEET CS-107

GENERAL UTILITY NOTES:

1. WATER MAIN WILL BE PROVIDED FROM EXISTING SCOTT'S HILL WATER DISTRICT.
2. PUBLIC WATER MAIN CONNECTIONS TO BE LOOPEO THROUGH THE PARCELS AND ARE SIZED BASED ON NCDENR PUBLIC WATER SUPPLY "2T RULES" WATER DEMANDS.
3. PROJECT IS LOCATED IN THE PLURIS HAMPSTEAD LLC WASTEWATER TREATMENT PLANT SANITARY SEWER DISTRICT.
4. SEWER TO BE TRANSPORTED VIA GRAVITY MAINS, FORCE MAINS, AND PUMPING STATIONS TO THE PROPOSED WASTEWATER TREATMENT FACILITY IN PARCEL N.

L

RESIDENTIAL
75.52 AC

70' WIDE
CP&L R/W
DB 1592 PG 292

SCOTT'S
HILL

330KV LINE

NF
WILBUR R. CORBETT
DEED BOOK 1A, PAGE 6521

BUFFER B

COLLECTOR 'B'



MATCHLINE - SEE SHEETS CS-102 & CS-103



BLAKE FARM
PENDER COUNTY NC

• A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



CS-105



GENERAL UTILITY NOTES:

1. WATER MAIN WILL BE PROVIDED FROM EXISTING SCOTT'S HILL WATER DISTRICT.
2. PUBLIC WATER MAIN CONNECTIONS TO BE LOOPED THROUGH THE PARCELS AND ARE SIZED BASED ON NCDENR PUBLIC WATER SUPPLY "2T RULES" WATER DEMANDS.
3. PROJECT IS LOCATED IN THE PLURIS HAMPSTEAD LLC WASTEWATER TREATMENT PLANT SANITARY SEWER DISTRICT.
4. SEWER TO BE TRANSPORTED VIA GRAVITY MAINS, FORCE MAINS, AND PUMPING STATIONS TO THE PROPOSED WASTEWATER TREATMENT FACILITY IN PARCEL N.

BUFFER B

P

**RESIDENTIAL
193.20 AC**

O

**RESIDENTIAL
19.45 AC**

MATCHLINE - SEE SHEET CS-108

MATCHLINE - SEE SHEET CS-107

MATCHLINE - SEE SHEET CS-104

PROPOSED PUBLIC WATER SERVICE
PROPOSED SANITARY SEWER FORCE MAIN



510 Governors Ave., Suite 201 | Raleigh, NC 27603 | tel 919.855.1000 | fax 919.855.1010

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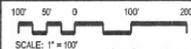


BLAKE FARM

PENDER COUNTY, NC

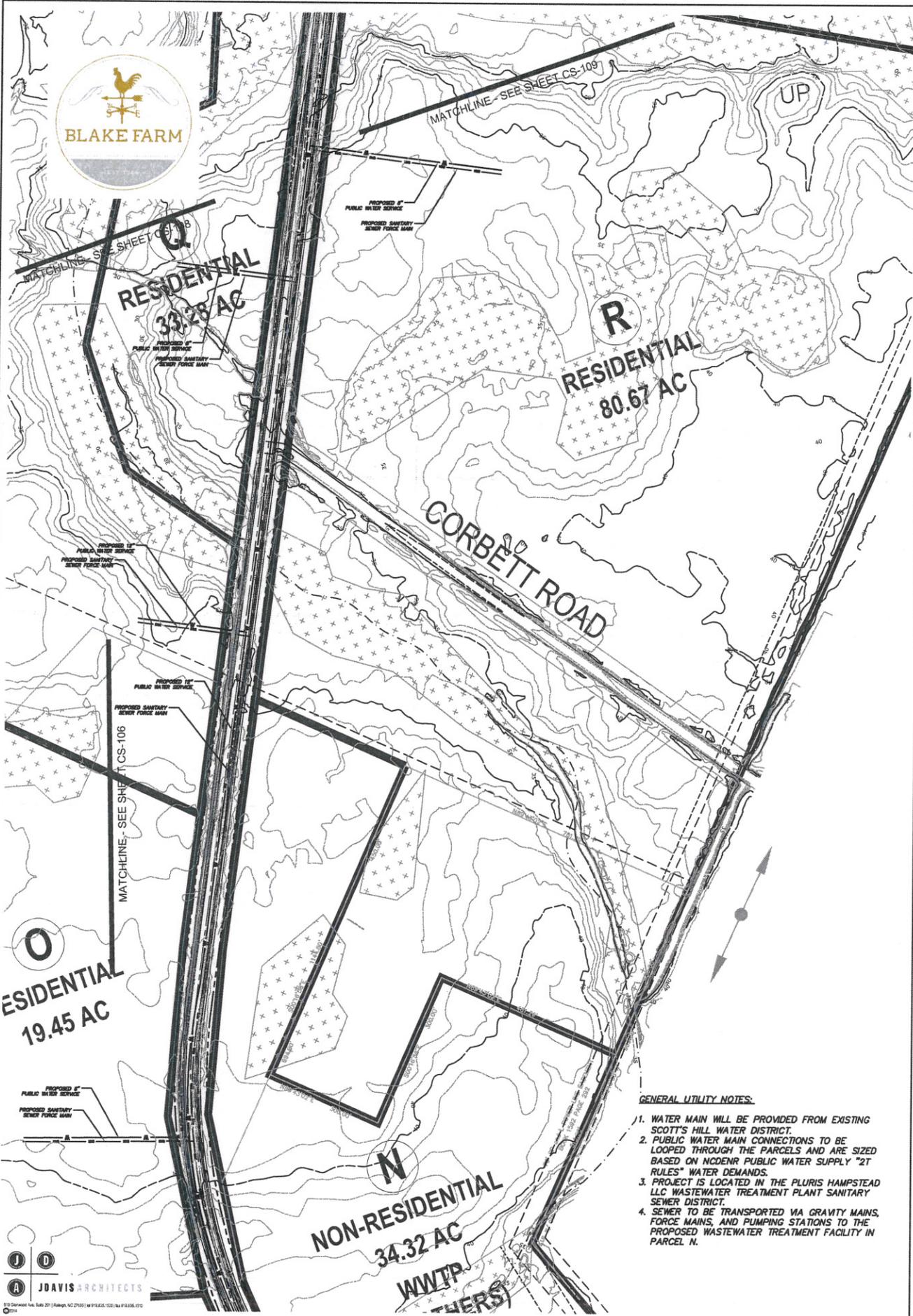
• A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



CS-106





GENERAL UTILITY NOTES:

1. WATER MAIN WILL BE PROVIDED FROM EXISTING SCOTT'S HILL WATER DISTRICT.
2. PUBLIC WATER MAIN CONNECTIONS TO BE LOOPED THROUGH THE PARCELS AND ARE SIZED BASED ON MCDENR PUBLIC WATER SUPPLY "2T RULES" WATER DEMANDS.
3. PROJECT IS LOCATED IN THE PLURIS HAMPSTEAD LLC WASTEWATER TREATMENT PLANT SANITARY SEWER DISTRICT.
4. SEWER TO BE TRANSPORTED VIA GRAVITY MAINS, FORCE MAINS, AND PUMPING STATIONS TO THE PROPOSED WASTEWATER TREATMENT FACILITY IN PARCEL N.

J DAVIS ARCHITECTS

519 Depot Road, Suite 201 | Raleigh, NC 27601 | W 919.835.1031 | O 919.835.0102

MCKIM & CREED

2217 North Street

 Washington, North Carolina 27683

 P 919.733.1000 F 919.733.1001

 NC Professional No. 12412

 www.mckimandcreed.com

Trask Land

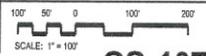
CO, INC

BLAKE FARM

PENDER COUNTY, NC

• A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



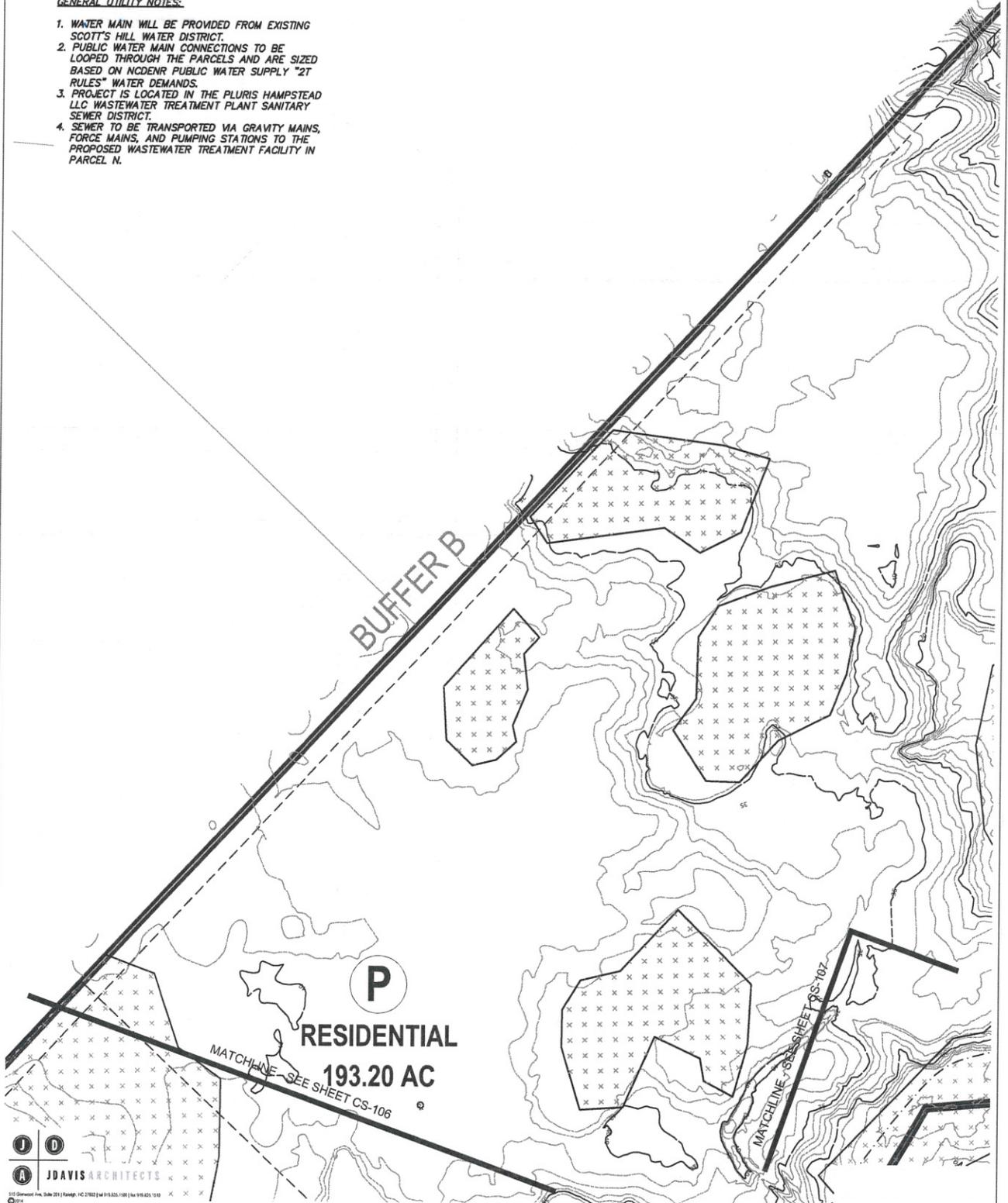
CS-107

4



GENERAL UTILITY NOTES:

1. WATER MAIN WILL BE PROVIDED FROM EXISTING SCOTT'S HILL WATER DISTRICT.
2. PUBLIC WATER MAIN CONNECTIONS TO BE LOOPED THROUGH THE PARCELS AND ARE SIZED BASED ON NCDENR PUBLIC WATER SUPPLY "2T RULES" WATER DEMANDS.
3. PROJECT IS LOCATED IN THE PLURIS HAMPSTEAD LLC WASTEWATER TREATMENT PLANT SANITARY SEWER DISTRICT.
4. SEWER TO BE TRANSPORTED VIA GRAVITY MAINS, FORCE MAINS, AND PUMPING STATIONS TO THE PROPOSED WASTEWATER TREATMENT FACILITY IN PARCEL N.



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BLAKE FARM
PENDER COUNTY, NC

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MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



CS-108



GENERAL UTILITY NOTES:

1. WATER MAIN WILL BE PROVIDED FROM EXISTING SCOTT'S HILL WATER DISTRICT.
2. PUBLIC WATER MAIN CONNECTIONS TO BE LOOPED THROUGH THE PARCELS AND ARE SIZED BASED ON NCDENR PUBLIC WATER SUPPLY "2T RULES" WATER DEMANDS.
3. PROJECT IS LOCATED IN THE PLURIS HAMPSTEAD LLC WASTEWATER TREATMENT PLANT SANITARY SEWER DISTRICT.
4. SEWER TO BE TRANSPORTED VIA GRAVITY MAINS, FORCE MAINS, AND PUMPING STATIONS TO THE PROPOSED WASTEWATER TREATMENT FACILITY IN PARCEL N.

MATCHLINE - SEE SHEETS CS-111 & CS-112

RESIDENTIAL
44.42 AC

Q
RESIDENTIAL
33.28 AC

S
RESIDENTIAL
101.52 AC

MATCHLINE - SEE SHEET CS-108

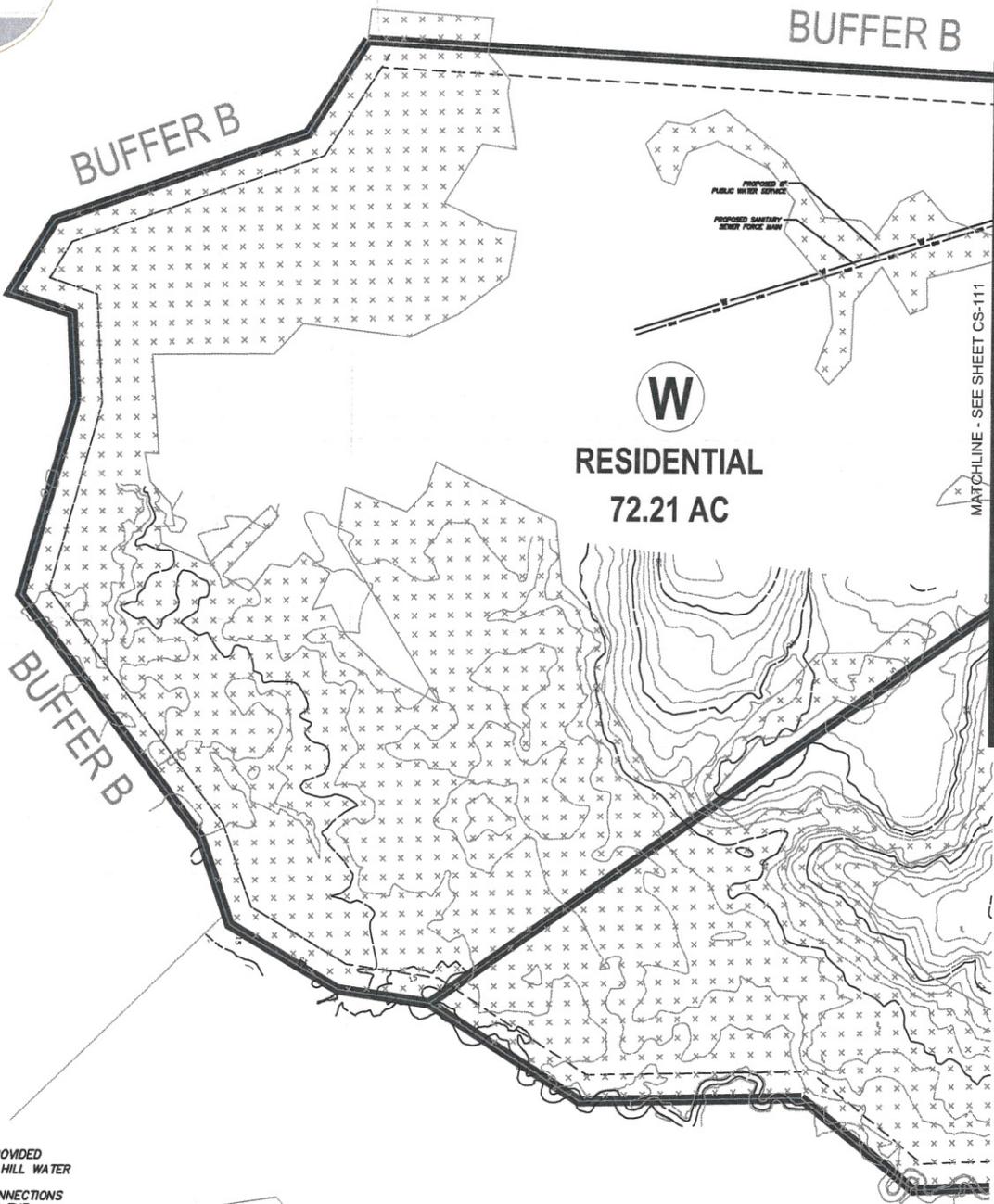
MATCHLINE - SEE SHEET CS-107

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MCKIM & CREED — **Trask Land** — **BLAKE FARM** — PENDER COUNTY, NC
 • A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAT - PRELIMINARY
 05.02.2014
 SCALE: 1" = 100'
CS-109

4/20/2014 2:48 PM S:\2013\0503\0503109\0503109.dwg



W
RESIDENTIAL
72.21 AC

GENERAL UTILITY NOTES:

1. WATER MAIN WILL BE PROVIDED FROM EXISTING SCOTT'S HILL WATER DISTRICT.
2. PUBLIC WATER MAIN CONNECTIONS TO BE LOOPED THROUGH THE PARCELS AND ARE SIZED BASED ON NCDENR PUBLIC WATER SUPPLY "2T RULES" WATER DEMANDS.
3. PROJECT IS LOCATED IN THE PLURIS HAMPSTEAD LLC WASTEWATER TREATMENT PLANT SANITARY SEWER DISTRICT.
4. SEWER TO BE TRANSPORTED VIA GRAVITY MAINS, FORCE MAINS, AND PUMPING STATIONS TO THE PROPOSED WASTEWATER TREATMENT FACILITY IN PARCEL N.

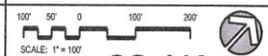


BLAKE FARM
 PENDER COUNTY, NC

• A TRASK LAND COMPANY COMMUNITY •

MATCHLINE - SEE SHEET CS-108

MASTER PARCEL PLAT - PRELIMINARY
 05.02.2014



CS-110

8/7/2014 8:14 PM G:\032510001\Map-Documents\Map_CS110_08052014.dwg



MATCHLINE - SEE SHEET CS-111

X

RESIDENTIAL
86.33 AC

BUFFER B

SCAPE BUFFER

NORTH / SOUTH CONNECTOR

SCAPE BUFFER

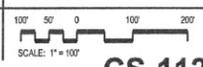
MATCHLINE - SEE SHEET CS-109



BLAKE FARM
PENDER COUNTY NC

• A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



CS-112

8/7/2014 8:18 PM I:\0220\0221\021-021.dwg



- LEGEND:**
- RES - RESIDENTIAL
 - RES - RESIDENTIAL
 - NR - NON-RESIDENTIAL
 - WWTP
 - AM - AMENITY
 - POTENTIAL WETLANDS

DATA SUMMARY:

GROSS ACREAGE: 1,344.30
 COLLECTOR R.O.W. ACREAGE: 53.90 (COLLECTORS A & B)
 ACREAGE NET OF R.O.W.: 1,290.40

PARCEL	DESCRIPTION	PARCEL ACREAGE	NET ACREAGE	NET DENSITY	DWELLING UNITS
A	NON-RESIDENTIAL	18.58	18.52		
B	NON-RESIDENTIAL	23.97	23.91		
C	NON-RESIDENTIAL	23.79	23.74		
D	NON-RESIDENTIAL	54.33	53.89		
E	NON-RESIDENTIAL	33.76	33.70		
F	NON-RESIDENTIAL	25.71	25.66		
G	RESIDENTIAL	24.72	24.31	32.08	295
H	RESIDENTIAL	24.87	18.87	3.08	65
I	RESIDENTIAL	10.00	10.00	3.08	93
J	AMENITY	0.00	7.00	0.00	0
K	RESIDENTIAL	68.18	66.83	3.08	143
L	RESIDENTIAL	76.52	45.39	3.08	133
M	RESIDENTIAL	126.39	85.85	6.04	286
N	WWTP	58.92	29.66	3.08	95
O	RESIDENTIAL	10.49	10.49	3.08	93
P	RESIDENTIAL	103.12	100.00	3.08	378
Q	RESIDENTIAL	53.25	16.80	10.00	306
R	RESIDENTIAL	60.65	45.88	3.08	133
S	RESIDENTIAL	103.12	78.56	3.08	257
T	RESIDENTIAL	44.43	36.63	3.08	113
U	AMENITY	15.00	15.00	36.04	206
V	RESIDENTIAL	72.00	62.76	3.08	158
W	RESIDENTIAL	72.31	46.89	3.08	93
X	RESIDENTIAL	66.50	46.82	3.08	294
Y	RESIDENTIAL	25.48	12.42	2.75	83
Z	AMENITY	4.34	1.52		
COLLECTOR STREETS		53.90	53.90		
TOTALS		1,288.58	807.62	ACRES	2888
RESIDENTIAL ACREAGE ONLY		1,074.13			2,739
					DU/AC
					OVERALL DENSITY

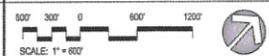
OPEN SPACE SUMMARY

2,998 DWELLING UNITS
 4.0 D.U. PER DWELLING UNIT
 86.24 ACRES OF DEDICATED OPEN SPACE (MINIMUM)
 50% MINIMUM ACTIVE OPEN SPACE

ACTIVE OPEN SPACE: 44.87 ACRES MINIMUM REQUIRED
 7.0 ACRES ACTIVE IN AMENITY AREAS AND ADDITIONAL ACTIVE PARKS, GREENWAYS AND OTHER RECREATION FACILITIES THROUGHOUT RESIDENTIAL PARCELS

PASSIVE OPEN SPACE: 2.78 DU/AC
 PASSIVE OPEN SPACE DISTRIBUTED THROUGHOUT RESIDENTIAL PARCELS

MASTER DEVELOPMENT PLAN - PRELIMINARY
 04.22.2014



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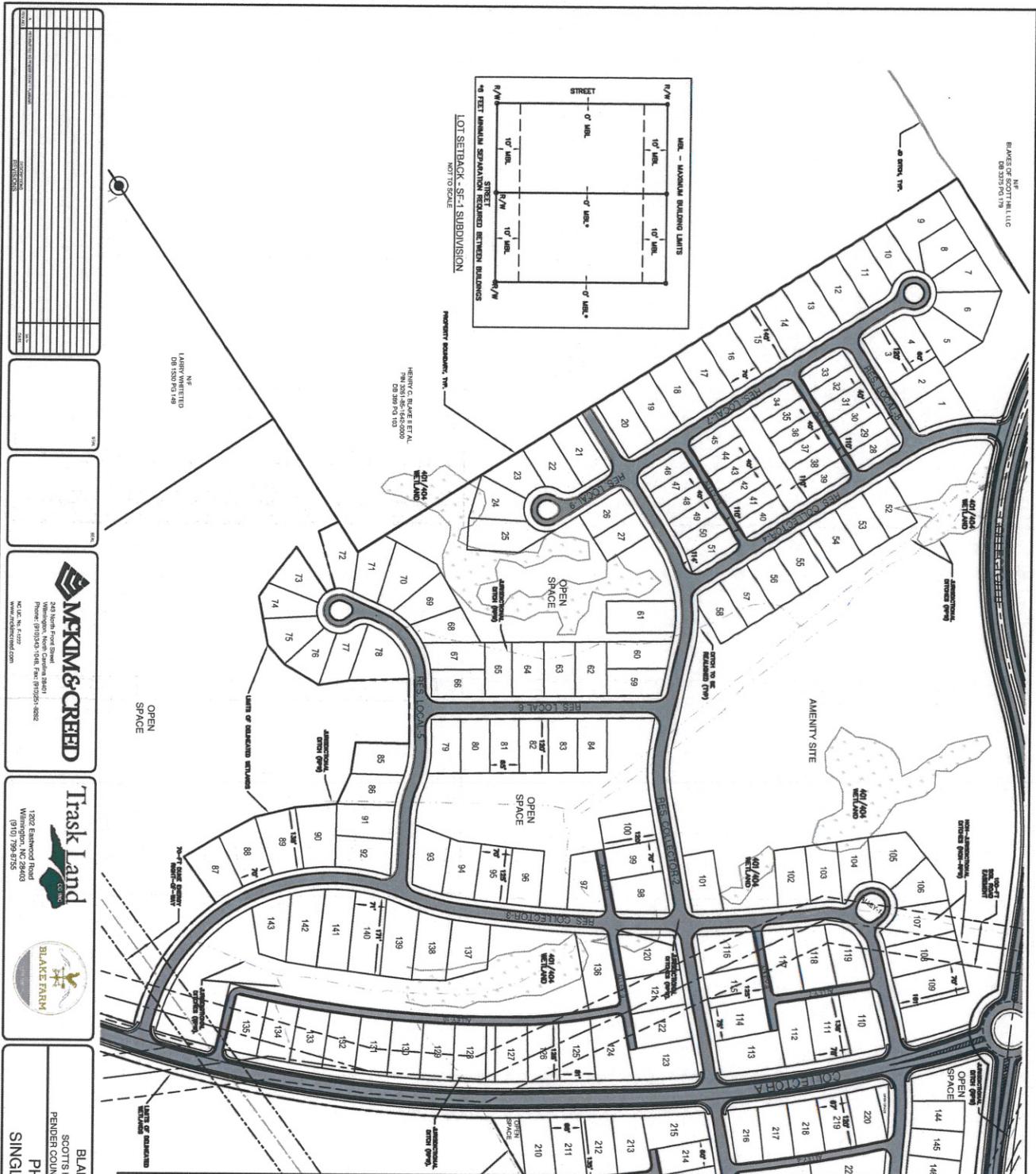
J DAVIS ARCHITECTS
 100 Diamond Ave., Suite 201 | Raleigh, NC 27603 | Tel: 919.853.1088 | Fax: 919.853.1019
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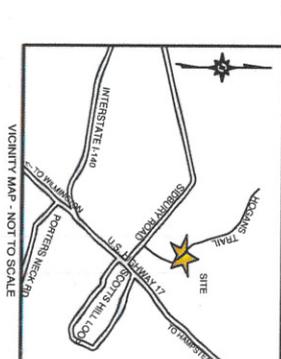
301 North Park Street
 Raleigh, NC 27601-2001
 Phone: 919.853.2800, Fax: 919.853.1023
 MCK Engineering, Inc. - Tel: 919.853.1022
 www.mckimandcreed.com



BLAKE FARM
 PENDER COUNTY, NC
 • A TRASK LAND COMPANY COMMUNITY •



MATCHLINE - SEE SHEET CP101



SITE NOTES:

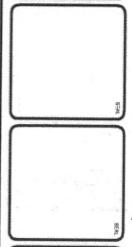
1. THE PROPERTY REFERENCES DEED BOOK 3374, PAGE 179 (BLAKE OF SCOTT HILL, LLC).
2. SURVEY WAS COMPLETED BY HOWE & CREED, WASHINGTON, NO (FALL 2003). UTILITIES DEMONSTRATED BY EXISTING ENVIRONMENTAL ORDER, LLC, WASHINGTON, DC.
3. THERE IS NO COUNTY AREA MANAGEMENT ACT (CAMA) DETERMINATION FOR THIS PROJECT. A FINAL ASSOCIATIONAL DETERMINATION FOR UTILITIES AND UTIL UTILITIES HAS BEEN OBTAINED FROM THE STATE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (DENR) FOR THE PROJECT. ADDITIONAL UTILITIES SHALL BE DETERMINED DURING DEVELOPMENT OF EACH PHASE.
4. DOMINANT TREE TYPES ARE PINE, SANDY LOAM AND MARSHAL TREE SANDY LOAM.
5. OPEN SPACE WITHIN EACH AC/LOT IS 0.25 AC/LOT.
6. NO COLLECTORS WERE DEMONSTRATED ON THE PROPERTY.
7. THERE IS NO EVIDENCE OF ENDANGERED SPECIES OR HABITAT/CRITICAL HABITAT ON THE PROPERTY.
8. THE TRACT IS NOT WITHIN SPECIAL FLOOD HAZARD AREA (DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY).
9. THE PROPERTY DRAINS INTO PUNCH CREEK (CLASS S4000), BUT THIS PROPERTY IS NOT SUBJECT TO THE CLASSIFICATION FOR THE STORMWATER AND WETLANDS BRANCH OF PUNCH CREEK.
10. THESE NOTES AND RIGHT-OF-WAYS WILL MEET MOST STANDARDS FOR COMPLETE STREETS.
11. UTILITIES TO BE PROVIDED BY POTOMAC COUNTY UTILITIES.
12. SURVEY TO BE PROVIDED BY HOWE & CREED, LLC.

RIGHT-OF-WAY LEGEND:

COLLECTOR A	60' R/W
HES LOCAL	50' R/W
RES. LOCAL	20' R/W
ALLEY	20' R/W



DATE:	12/15/2011
BY:	HOWE & CREED
PROJECT:	BLAKE FARM
PHASE:	PHASE 1
TYPE:	PRELIMINARY PLAT
SCALE:	AS SHOWN
NO. OF SHEETS:	2
SHEET NO.:	1



BLAKE FARM
SCOTT'S HILL COMMUNITY
POTOMAC COUNTY, NORTH CAROLINA
PHASE 1
SINGLE FAMILY

DATE:	12/15/2011
BY:	HOWE & CREED
PROJECT:	BLAKE FARM
PHASE:	PHASE 1
TYPE:	PRELIMINARY PLAT
SCALE:	AS SHOWN
NO. OF SHEETS:	2
SHEET NO.:	1



Applicant:
Pender Farm Development, LLC/
Pender Farm Commercial, LLC

Owner:
Pender 1164, LLC

**Master Development Plan/
Preliminary Plat
#111166**

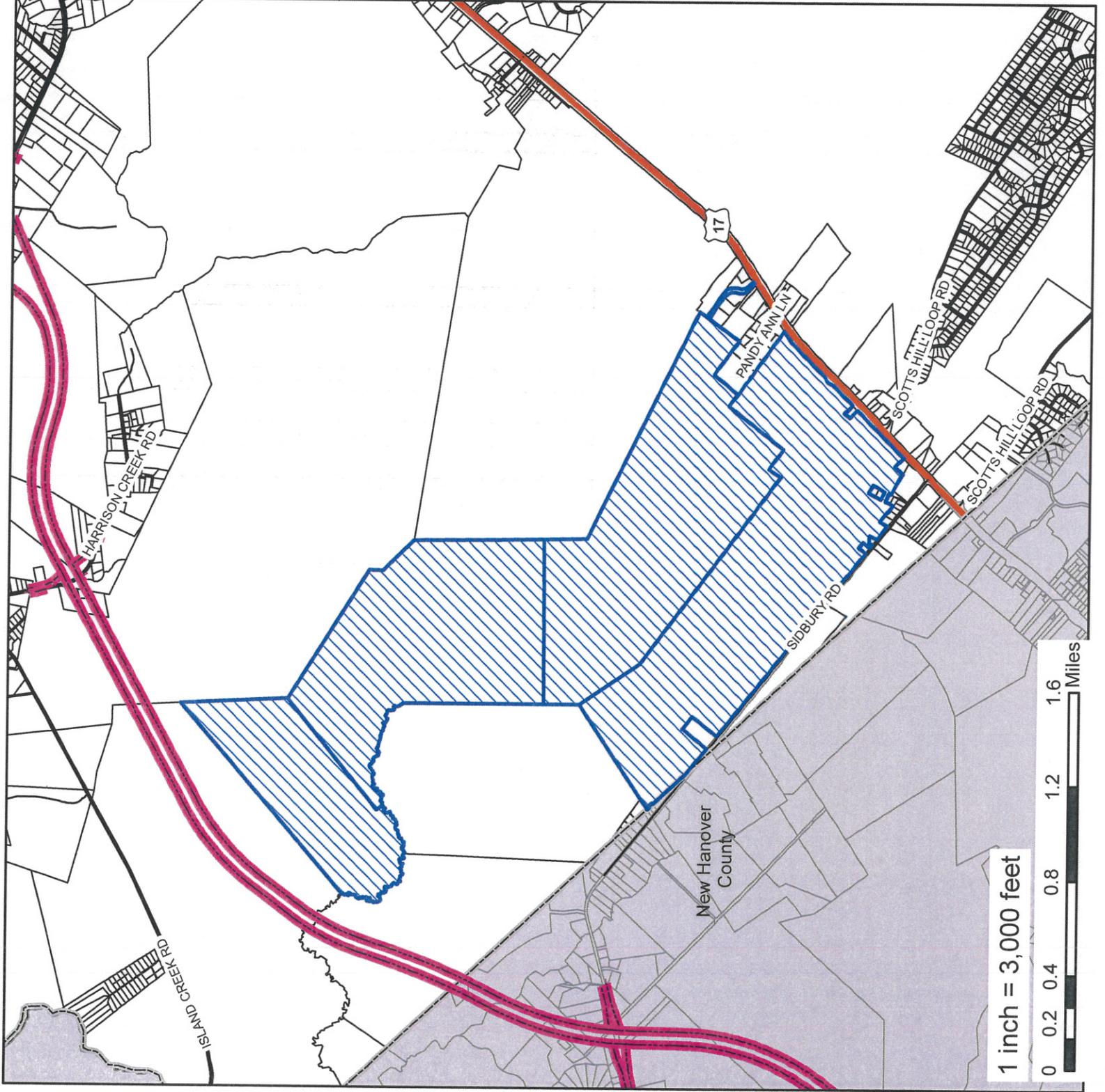
Blake Farm

Legend

-  Hampstead By-Pass
-  Subject Property
-  New Hanover County



VICINITY





Applicant:
 Pender Farm Development, LLC/
 Pender Farm Commercial, LLC

Owner:
 Pender 1164, LLC

Master Development Plan/
 Preliminary Plat
 #11166

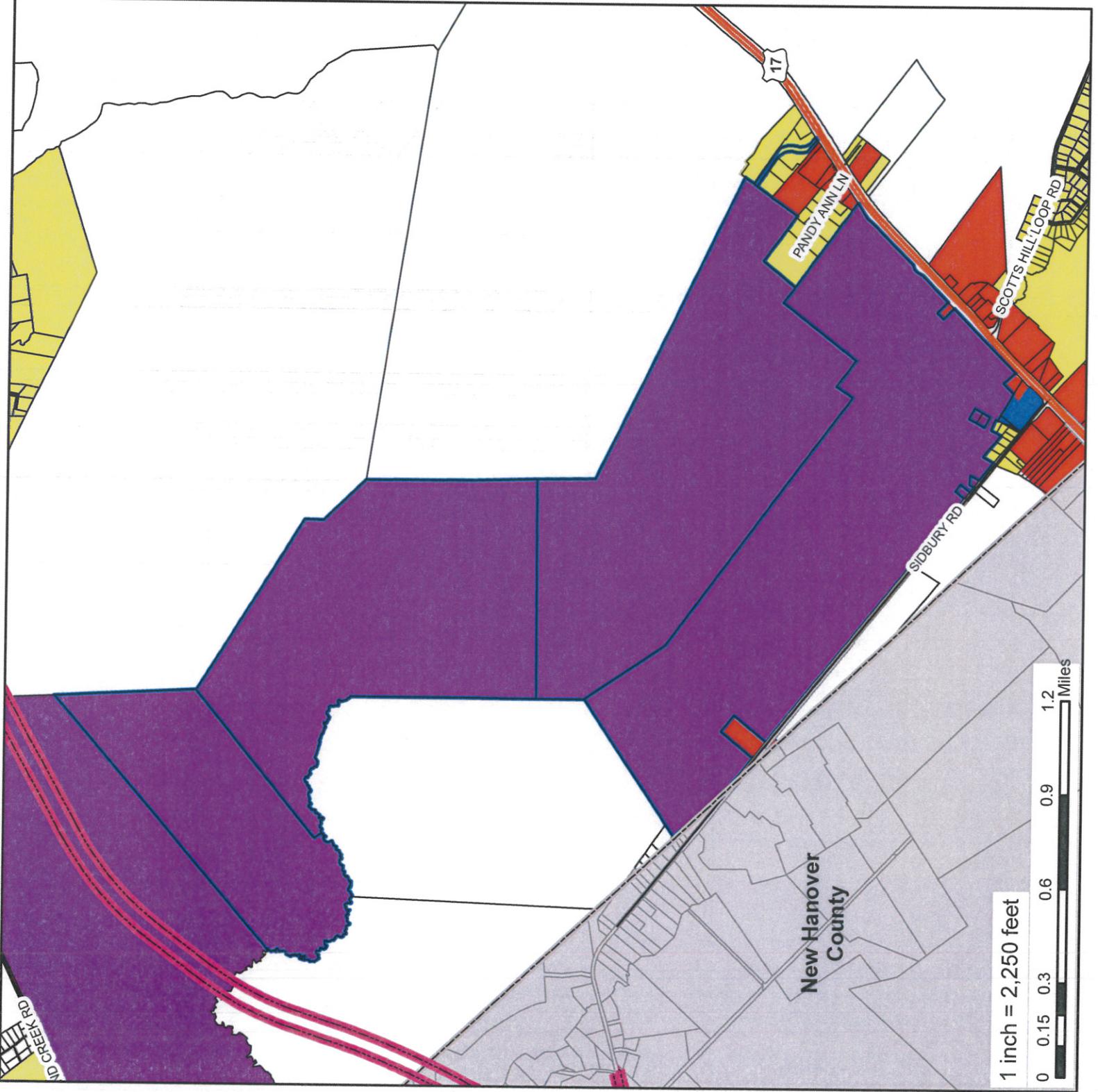
Blake Farm

Legend

-  Subject Property
 -  Hampstead By-Pass
 -  New Hanover County
- UDO Zoning**
-  GB, General Business
 -  O&I, Office & Institutional
 -  PD, Planned Development
 -  RA, Rural Agricultural
 -  RP, Residential Performance



**CURRENT
 ZONING**





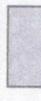
Applicant:
Pender Farm Development, LLC/
Pender Farm Commercial, LLC

Owner:
Pender 1164, LLC

Master Development Plan/
Preliminary Plat
#11166

Blake Farm

Legend

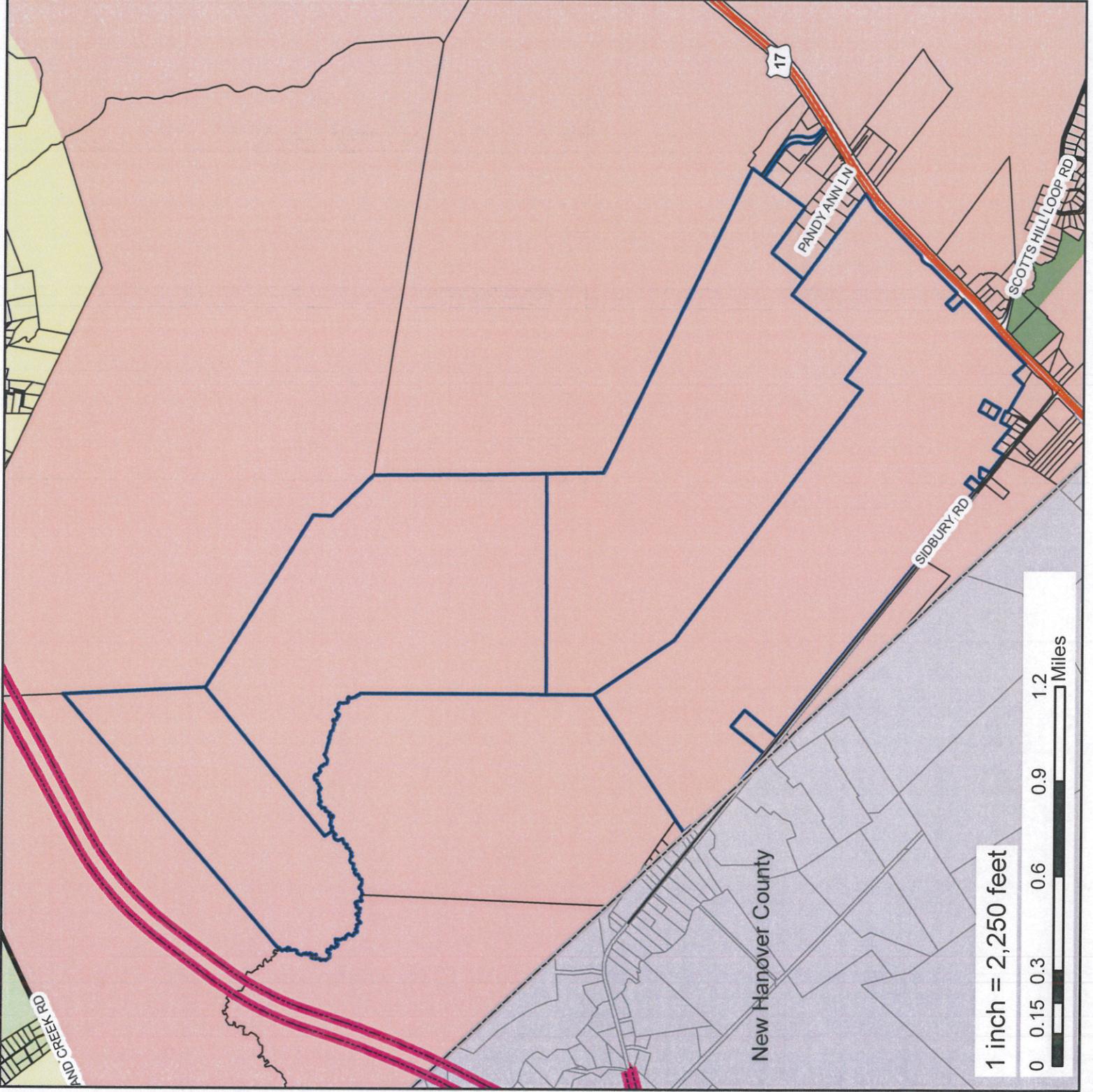
-  Hampstead By-Pass
-  Subject Property
-  New Hanover County

Future Land Use

-  Conservation
-  Industrial
-  Mixed Use
-  Rural Growth
-  Suburban Growth



FUTURE LAND USE





Applicant:
Pender Farm Development, LLC/
Pender Farm Commercial, LLC

Owner:
Pender 1164, LLC

Master Development Plan/
Preliminary Plat
#11166

Blake Farm

Legend

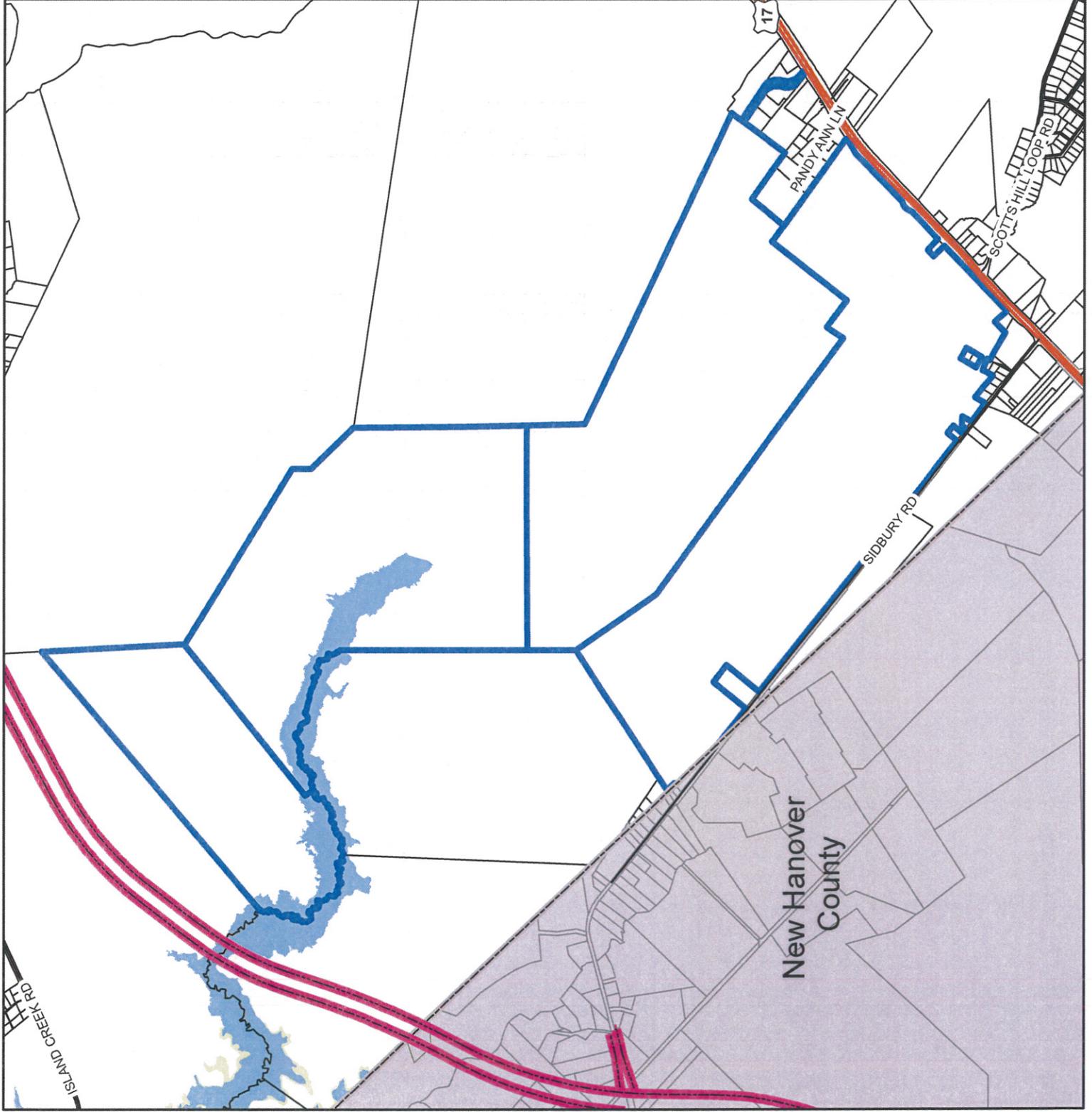
-  Hampstead By-Pass
-  Subject Property
-  New Hanover County

Flood Hazard Areas

-  A
-  AE
-  AEFW
-  SHADED X
-  VE



Special Flood
Hazard Areas





Applicant:
Pender Farm Development, LLC/
Pender Farm Commercial, LLC

Owner:
Pender 1164, LLC

**Master Development Plan/
Preliminary Plat
#11166**

Blake Farm

Legend

-  Hampstead By-Pass
-  Subject Property
-  New Hanover County



2012 Orthos

