

Pender County Planning and Community Development

Planning Division

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AGENDA

Pender County Planning Board
Tuesday, February 3, 2015 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: ___ Edens: ___ Fullerton ___ Marshburn ___ Nalee: ___

1. Election of Officers: Chairman/Vice-Chairman

2. Adoption of the Agenda:

3. Adoption of the Minutes: (January 6, 2015)

4. Public Comment:

(Public Hearings Open)

5. Zoning Text Amendment: (Tabled from 12/2/2014; 1/6/2015)

Four Points Recycling, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance. The request is to amend Section 5.2.3 to add a Solid Waste Compost Facilities as a permitted use in the GB, General Business zoning district.

6. Preliminary Plat:

Parker and Associates, Inc., applicant, on behalf of IC3 Partners, LLC, owner, are requesting Preliminary Plat approval of a major subdivision containing seventy- three (73) single family dwellings known as The Reserve on Island Creek residential subdivision. The project consists of ± 69 acres of a ± 124 acre parcel located on Island Creek Road (SR 1002), adjacent to the New Hanover County line, Rocky Point, NC. The property is zoned RP, Residential Performance and may be further identified as Pender County PIN 3252-97-7356-0000.

(Public Hearings Closed)

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

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

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

7. Discussion Items:

a. Planning Staff Items:

- i. By-Right and Master Development Plan process
- ii. Collector Street Plan Needs

b. Planning Board Members Items:

8. Next Meeting: March 3, 2015, as applicable

9. Adjournment:

PLANNING STAFF REPORT

Zoning Text Amendment

SUMMARY:

Hearing Date: Planning Board – February 3, 2015

Board of County Commissioners – February 17, 2014

Applicant: Four Points Recycling

Application Number: ZTA 11288

Text Amendment Proposal: Four Points Recycling, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance. The request is to amend Section 5.2.3 to add Other Nonhazardous Waste Treatment and Disposal as a permitted use in the GB, General Business zoning district.

Background: The following text amendment is the result of the absence of compost facilities as a by-right use in the GB, General Business zoning district which shall be classified as NAICS, North American Industry Classification System Number 562219 for Other Nonhazardous Waste Treatment and Disposal in the Pender County Unified Development Ordinance.

Administrator Recommendation: The Administrator respectfully recommends denial of the specific request or a change of the proposed amendment to the Unified Development Ordinance as described in the following report.

There are two aspects of the project with particular examination; the NAICS 562219 “Other Nonhazardous Waste Treatment and Disposal” and the crushing of concrete materials to be sold as ABC rock classified as NAICS 423320 “Crushed Stone Wholesale”. Both are requested as a permitted right in the GB, General Business zoning district. Staff’s recommendation includes:

1. For “Other Nonhazardous Waste Treatment and Disposal” NAICS 562219, is recommended to be added to the zoning districts as follows; RA, Rural Agricultural zoning district as a special use permit, IT, industrial transitional zoning district as a permitted use by right, and GI, General Industrial zoning district as a permitted use by right. This recommendation is based on; the NAICS 562219 classification for such facilities, the intensity of this use on the land, and potential impacts on surrounding properties.

Further, with the special use permit requirement in the RA, Rural Agricultural zoning district additional standards could be placed on such facilities to allow for locations throughout the County for yard debris, which is a current deficiency in Pender County, especially for large storm event debris.

2. The “Crushed Stone Wholesale” NAICS 423320 can be captured under the existing “Wholesale Trade” Sector 42 in The Table of Permitted Uses Section 5.2.3. At this time no change is required to this Sector 42 as the crushing of concrete materials is included in this permitted use (Attachment 1). Wholesale trade is permitted by special use in the RA, Rural Agricultural zoning district, by right in the IT, industrial transitional zoning district and the GI, General Industrial zoning district.

The table excerpt from the Table of Permitted Uses Section 5.2.3 below depicts the Planning Staff recommendation on this entire proposal.

Use Type	Ref NAICS	Zoning Districts									
		RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sector 42 WHOLESALE TRADE											
Wholesale Trade	42	S							P	P	
Sector 56: ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES											
Administrative and Support Services	561	S				P	P	P	P	P	
Solid Waste Collection Public	562111	P	P	P	P	P	P	P	P	P	
Solid Waste Collection Private	562111									S	
Solid Waste Landfill	562212									S	
Solid Waste Combustors and Incinerators	562213									S	
Other Nonhazardous Waste Treatment and Disposal	562219	S							P	S P	
Remediation Services	562910									S	
Materials Recovery Facilities	562920									S	
All Other Waste Management Facilities	56299									S	

Background

The requested text amendment is to amend Section 5.2.3 of the Pender County Unified Development Ordinance to amend “Other Nonhazardous Waste Treatment and Disposal” which is classified as NAICS, North American Industry Classification System Number 562219 as a by-right use in the GB, General Business zoning district.

According to the NAICS classification, this U.S. industry comprises establishments primarily engaged in:
 (1) operating nonhazardous waste treatment and disposal facilities (except landfills, combustors, incinerators and sewer systems or sewage treatment facilities); or
 (2) the combined activity of collecting and/or hauling of nonhazardous waste materials within a local area and operating waste treatment or disposal facilities (except landfills, combustors, incinerators and sewer systems, or sewage treatment facilities). Compost dumps are included in this industry.

According to the applicants narrative; “this would allow for the processing of “silverculture waste” which may be defined as waste materials produced from the care and cultivation of forest trees, vegetative debris, yard trash, yard waste and the crushing of concrete materials that could be sold as ABC rock” to be included in the Unified Development Ordinance.

Current Practice for Yard Debris

According to Pender County’s website under Pender Solid Waste; State law prohibits the disposal of yard waste and vegetative debris in sanitary landfills. Alternative Disposal Options: backyard composting, controlled burning, contract with a private hauler, or Wilmington Materials on Highway 421 will accept yard wastes for a fee. Wilmington Materials will also accept tree stumps for a fee. The convenience centers in Pender County do not accept yard debris.

During storm events Pender County does designate storm debris locations and there may be a need for these facilities year round in the County. In total 7,793.77 tons of Construction and Demolition debris were landfilled

on behalf of Pender County citizens as a result of Hurricane Floyd. An additional 60,696 cubic yards of vegetative debris were collected by the Department of Transportation and burned via air curtain by Pender County contractors. Hurricane Isabel generated approximately 200 cubic yards of vegetative debris. Total costs to clean-up were approximately \$16,000 to the County. Hurricanes Bonnie and Charley (August 2004) generated vegetative debris. Amounts dropped off at two County locations totaled 1,137 cubic yards. Clean-up costs were approximately \$20,000. All figures above are from Pender County's solid waste division as public information on the Pender County website.

Requested Amendment

Section 5.2.3 Table of Permitted Uses

Use Type	Ref NAICS	Zoning Districts									
		RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sector 56: ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES											
Administrative and Support Services	561	S				P	P	P	P	P	
Solid Waste Collection Public	562111	P	P	P	P	P	P	P	P	P	
Solid Waste Collection Private	562111									S	
Solid Waste Landfill	562212									S	
Solid Waste Combustors and Incinerators	562213									S	
Other Nonhazardous Waste Treatment and Disposal	562219						P			S	
Remediation Services	562910									S	
Materials Recovery Facilities	562920									S	
All Other Waste Management Facilities	56299									S	

Unified Development Ordinance Compliance

The applicant's request to amend an identified use type termed as "Nonhazardous Waste Treatment and Disposal" which is classified as NAICS, North American Industry Classification System Number 562219 to amend the GB, General Business zoning district as a by-right use.

According to Section 4.9.1 of the Pender County Unified Development Ordinance, GB, General Business zoning 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. The General Business zoning district serves as a commercial zoning district in Pender County.

All buffer requirements for specific projects and parcels are based on use type and the zoning for the parcel. With a GB, General Business zoning district and the use of a Solid Waste Compost facility this may require additional buffering similar to an industrial zoning district rather than a commercial zoning district as proposed. According to Section 8.2.1 of the Pender County Unified Development Ordinance; A buffer is a specified land area, located parallel to and within the outer perimeter of a lot or parcel and extending to the lot or parcel boundary line, together with the planting and landscaping required on the land. A buffer may also contain, or be

required to contain, a barrier such as berms, fence or wall, or combination hereof, where such additional screening is necessary to achieve the desired level of buffering between various land use activities. A buffer is not the same as the term "yard" or the term "stormwater management area." Buffers specifically protect adjacent properties from potential by-products of a specific use.

There is conflicting text in the Unified Development Ordinance to include "Other Nonhazardous Waste Treatment and Disposal" which is classified as NAICS, North American Industry Classification System Number 562219 in the GB, General Business zoning district as a by-right use.

Comprehensive Land Use Plan Compliance

There are conflicting policies within the 2010 Comprehensive Land Use Plan for the proposed text amendment. The proposed zoning text amendment is in compliance with the following goals and policies in the 2010 Pender County Comprehensive Land Use Plan:

Policy 1A1.5 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.

Solid Waste Management Goal 2F.1 Ensure adequate capacity and proper management of solid waste, including reducing, reusing and recycling materials.

The proposed zoning text amendment may be conflicting with the following goals and policies:

Policy 3A1.2 Use the creation of the Unified Development Ordinance as an opportunity to allow more development flexibility while setting higher standards for sustainable development.

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

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

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

Evaluation

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

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

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

Administrator Recommendation

The proposed text amendment is not consistent with the Pender County Unified Development Ordinance and the 2010 Pender County Comprehensive Land Use Plan. Therefore, Planning Staff is respectfully recommending denial of the zoning text amendment as specifically requested or a change of the proposed amendment to the Unified Development Ordinance as described in the following report.

There are two aspects of the project with particular examination; the NAICS 562219 "Other Nonhazardous Waste Treatment and Disposal" and the crushing of concrete materials to be sold as ABC rock classified as NAICS 423320 "Crushed Stone Wholesale". Both are requested as a permitted right in the GB, General Business zoning district. Staff's recommendation includes:

1. For "Other Nonhazardous Waste Treatment and Disposal" NAICS 562219, is recommended to be added to the zoning districts as follows; RA, Rural Agricultural as a special use permit required, IT, industrial transitional as a permitted use by right, and GI, General Industrial zoning district as a permitted use by right. This recommendation is based on; the NAICS 562219 classification for such facilities, the intensity of this use on the land, and potential impacts on surrounding properties.

Further, with the special use permit requirement in the RA, Rural Agricultural zoning district additional standards could be placed on such facilities to allow for locations throughout the County for yard debris, which is a current deficiency in Pender County, especially for large storm event debris.

2. The "Crushed Stone Wholesale" NAICS 423320 can be captured under the existing "Wholesale Trade" Sector 42 in The Table of Permitted Uses Section 5.2.3. At this time no change is required to this Sector 42 as the crushing of concrete materials is included in this permitted use (Attachment 1). Wholesale trade is permitted by special use approval in the RA, Rural Agricultural zoning district, by right in the IT, industrial transitional zoning district and the GI, General Industrial zoning district.

The table excerpt from the Table of Permitted Uses Section 5.2.3 below depicts the Planning Staff recommendation on this entire proposal.

Use Type	Ref NAICS	Zoning Districts									
		RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
Sector 42 WHOLESALE TRADE											
Wholesale Trade	42	S								P	P
Sector 56: ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES											
Administrative and Support Services	561	S				P	P	P	P	P	
Solid Waste Collection Public	562111	P	P	P	P	P	P	P	P	P	
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Remediation Services	562910									S	
Materials Recovery Facilities	562920									S	
All Other Waste Management Facilities	56299									S	

Planning Board

Motion: _____ **Seconded:** _____

Approved: _____ **Denied:** _____ **Unanimous** _____

Williams: __ McClammy: __ Baker: __ Boney: __ Edens: __ Fullerton __ Marshburn __ Nalee: __

2007 NAICS Definition

423320 Brick, Stone, and Related Construction Material Merchant Wholesalers

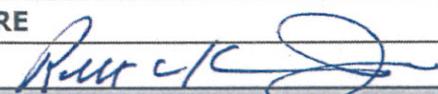
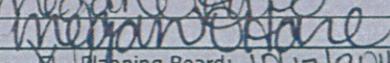
This industry comprises establishments primarily engaged in the merchant wholesale distribution of stone, cement, lime, construction sand, and gravel; brick; asphalt and concrete mixtures; and/or concrete, stone, and structural clay products.

Cross-References. Establishments primarily engaged in--

- Merchant wholesale distribution of refractory brick and other refractory products--are classified in Industry 423840, Industrial Supplies Merchant Wholesalers; and
- Selling ready-mix concrete--are classified in Industry 327320, Ready-Mix Concrete Manufacturing.

2002 NAICS	2007 NAICS	2012 NAICS	Corresponding Index Entries
423320	423320	423320	Asphalt and concrete mixtures merchant wholesalers
423320	423320	423320	Bricks (except refractory) merchant wholesalers
423320	423320	423320	Building blocks (e.g., cinder, concrete) merchant wholesalers
423320	423320	423320	Building stone merchant wholesalers
423320	423320	423320	Cement merchant wholesalers
423320	423320	423320	Ceramic construction materials (except refractory) merchant wholesalers
423320	423320	423320	Clay construction materials (except refractory) merchant wholesalers
423320	423320	423320	Concrete building products merchant wholesalers
423320	423320	423320	Crushed stone merchant wholesalers
423320	423320	423320	Drywall supplies merchant wholesalers
423320	423320	423320	Flue pipe and linings merchant wholesalers
423320	423320	423320	Gravel, construction, merchant wholesalers
423320	423320	423320	Lime (except agricultural) merchant wholesalers
423320	423320	423320	Mason's materials merchant wholesalers
423320	423320	423320	Plaster merchant wholesalers
423320	423320	423320	Sand (except industrial) merchant wholesalers
423320	423320	423320	Septic tanks, concrete, merchant wholesalers
423320	423320	423320	Stone, building or crushed, merchant wholesalers
423320	423320	423320	Structural clay tile (except refractory) merchant wholesalers
423320	423320	423320	Tile, structural clay (except refractory), merchant wholesalers

APPLICATION FOR TEXT AMENDMENT

THIS SECTION FOR OFFICE USE			
Application No.	ZTA 11288	Date	10/17/2014
Application Fee	\$ 250.00	Receipt No.	142565
Pre-Application Conference		Hearing Date	12/2/2014 PB, 1/19/2014
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Four Points Recycling		
Applicant's Address:	481 Holly Shelter Road		
City, State, & Zip	Jacksonville, NC 28540		
Phone Number:	(910) 346-2047		
SECTION 2: UDO TEXT TO BE AMENDED			
Current Text to be Amended (Please site accurate Article number referenced):			
Add Solid Waste Compost Facilities to the Table of Permitted Uses. Solid Waste Compost Facilities would include "silverculture waste" as defined as waste materials produced from the care and cultivation of forest trees, including bark and woodchips; "yard trash" as defined as sold waste resulting from landscaping and yard maintenance materials such as brush grass tree limbs, leaves and untreated wood, stumps and other vegetative material. Also add for Concrete Crushing Facilities for crushing concrete materials for ABC rock.			
Proposed Text to be added:			
SEE ABOVE			
SECTION 3: SIGNATURE			
Applicant's Signature			Date: 10-17-2014
NOTICE TO APPLICANT			
If the applicant makes significant changes to the application for a text amendment after the Planning Board has made its recommendation, the Administrator may refer the modified request back to the Planning Board for an additional public hearing.			
TEXT AMENDMENT CHECKLIST			
<input checked="" type="checkbox"/>	Signed application form		
<input checked="" type="checkbox"/>	Application fee		
<input type="checkbox"/>	A letter describing, in detail the intent and purpose of the amendment presented, meeting the approval criteria set forth in Section 3.18.5 of the Pender County UDO (shown on page 1 of this application)		
Office Use Only			
<input checked="" type="checkbox"/> ZTA Fees: \$250		Total Fee Calculation: \$ 250.00	
Payment Method:	Cash: <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check: <input checked="" type="checkbox"/> Check # 2441
Application Received By:			Date: 10/17/2014
Application completeness approved by:			Date: 11/13/2014
Dates Scheduled for Public Hearings:	<input checked="" type="checkbox"/> Planning Board: 10/17/2014	<input checked="" type="checkbox"/> BOC: 1/19/2014	

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Clifton L. Moore, Jr. (1936-2013)
Robert C. Kenan, Jr.

MAILING ADDRESS:
Post Office Box 957
Burgaw, N.C. 28425

November 13, 2014

Pender County Planning & Community Development
805 South Walker Street
Burgaw, North Carolina 28425

Re: Application of Four Points Recycling for a Text Change to Table of Permitted Uses

To Whom It May Concern:

The letter addresses the requirements of Section 3.18.5 of the Pender County Unified Development Ordinance as follows:

1. The proposed text amendment would be serve to add an additional solid waste management use that is not currently addressed within the Unified Development Ordinance even though the Ordinance does address a number of solid waste management uses. The proposed text amendment would allow the processing of "silverculture waste", which is defined as waste materials produced from the care and cultivation of forest trees, vegetative debris, yard trash, yard waste and the crushing of concrete to create materials that could be sold as ABC rock.

The purpose and intent of the proposed text would allow for a commercial deposit facility for the deposit from the pickup of silverculture debris generated from snow, ice and windstorms occurring in Pender County as well as, silverculture debris picked up by yard maintenance contractors who have no other place to deposit silverculture debris within the county. Additionally, the deposit facility would allow unused concrete debris to be recycled and sold for other commercial uses such as ABC rock.

2. The proposed text amendment would serve as an additional solid waste management use that is not currently being utilized in the County. Currently, there are no existing commercial silverculture waste management sites located in the county, excepting any commercial or county facilities. Since Pender County is growing and is more urbanized there are less options for the residents and citizens within Pender

County to deposit there “yard debris”. The more preferred method of eliminating yard debris now is to have such debris delivered to a facility where the debris can be grinded into smaller matter and utilized as mulch and for other commercial viable uses rather than having such material being burned or being piled to allow for natural decay. Additionally, the proposed text would serve to eliminate concrete debris that may typically be store within a construction landfill for an indefinite period of time and instead recycling such material so that it can utilized for other commercial uses.

3. The proposed text amendment does not serve to correct an error within the Ordinance; however it does serve to add an additional uses not previously contemplated.

4. The proposed text amendment regarding silverculture, yard waste, yard trash and demolition landfill facility is governed by North Carolina law through the North Carolina Department of Environment and Natural Resources in accordance with Chapter 13B, Title 15A, of the North Carolina Administrative Code.

Additionally, the applicant is requesting that Section 5.2.3 of the Table of Permitted Uses within the Unified Development Ordinance be amended under Sector 56: Administrative And Support and Waste Management and Remediation Services to add Compost Dump Facility as the “Use Type” which is classified by the North American Industry Classification System Number 562119 and that such use be permitted as a use by right within the General Business Zoning District.

Respectfully,



Robert C. Kenan, Jr.
Attorney for Applicant

**PLANNING STAFF REPORT
PRELIMINARY PLAT
THE RESERVE ON ISLAND CREEK**

SUMMARY:

Hearing Date: February 3, 2015

Applicant: Parker & Associates, Inc.

Property Owner: IC3 Partners, LLC.

Case Number: Preliminary Plat 11150

Development Proposal: Parker & Associates, Inc., applicant, on behalf of IC3 Partners, LLC, owner, is requesting Preliminary Plat approval for the major subdivision known as the Reserve on Island Creek. This two (2) phased development will include seventy-three (73) single family homes on ± seventy-acres (70) acres.

Property Record Number, Acreage, and Location: The Reserve on Island Creek consists of ± seventy acres (70) acres of the overall one hundred twenty-four (124) acres in the total parcel. The proposed development is located south and east of the New Hanover/Pender County border, to the north of undeveloped wooded property and to the west of the residential subdivision Woodcliff Estates directly accessing on Island Creek Road (SR 1002) in Rocky Point, NC. The subject property may be further identified by Pender County PIN 3252-97-7356-0000. The property is zoned as RA, Rural Agricultural and RP, Residential Performance zoning districts.

RECOMMENDATION

The request is consistent with the 2010 Pender County Comprehensive Land Use Plan and Pender County Unified Development Ordinance; therefore Planning Staff recommends the conditional approval of the Preliminary Plat for the Reserve on Island Creek. Any and all future phases or changes to the project are subject to the Planning Board review and approval.

HISTORY

The subject property was recently has undergone a Comprehensive Land Use Map Amendment to amend the future land use classification to accommodate future growth on this parcel. Planning Board recommended approval of the Comprehensive Land Use Map Amendment (Case Number 1054) on December 3, 2013, and the Board of County Commissioners approved this request on January 21, 2014. On March 4, 2014 Planning Board recommended approval of the requested rezoning (Case Number 11121) of the subject parcel and on April 22, 2014 this rezoning was approved by the Board of County Commissioners. On June 3, 2014 the Planning Board conditionally approved the Master Development Plan known as the Reserve on Island Creek (Case Number 11150).

APPROVED MASTER DEVELOPMENT PLAN

In total, the Reserve at Island Creek was conditionally approved to include two (2) phases for a maximum of seventy-three (73) single family residential lots. Phase I was approved with a density

calculated to 1.2 units per acre with twenty-eight (28) lots and Phase II approved to have density calculated to 1.0 units per acre with forty-five (45) lots.

The Preliminary Plat submittal is consistent with the approved Master Development Plan with the only submitted changes including; the second entrance of the subdivision was shifted to the east due to sight distance needs on the curve of Island Creek Road (SR 1002) and the applicant is working toward approval with NCDOT for the realignment, as well as, a submitted archeological survey and adequate documentation to satisfy the State Historic Preservation Office TRC review comments identifying Civil War earthworks on the property. In a letter dated October 27, 2014 from the NC Department of Cultural Resources State Historic Preservation Office to the applicant the recommendation is that no further archaeological work be required in conjunction with the development project and it is unlikely that this site will provide for significant research potential beyond what information is already produced.

Lot Requirements

As all portions of this Master Development Plan proposal are included within the RP, Residential Performance zoning district; these standards are applicable to each lot in this project. At current all lots meet the lot size minimum of 15,000 square feet. The lots proposed must meet minimum standards prior to Final Preliminary Plat approval.

As outlined in the Pender County Unified Development Ordinance, Section 4.14, the established requirements for the RP, Residential Performance zoning district includes; lot size minimum of 15,000 square feet, building height requirement of thirty-five (35) feet, and yard setbacks are outlined below:

Setback	Distance
Front	30 feet
Side	10 feet
Rear	25 feet
Corner	15 feet

Services (Wastewater/Water)

The Reserve on Island Creek proposes traditional on-site septic and some off-site septic which is contingent upon a soil suitability analysis; subject to review and approval by the Pender County Environmental Health Department prior to Final Preliminary Plat approval.

Additionally, a public water connection to Pender County Utilities is proposed. The applicant outlines in the submitted narrative that this will be achieved through tying into an existing Pender County water main that runs along Island Creek road and extending the six (6) inch water main to service this development. Pender County Utilities review and approval is required prior to Final Preliminary Plat approval.

Landscaping & Buffers

Residential uses in residential districts (except mobile home parks, multi-family and planned developments) are not required to have buffers between parcels per Section 8.2.8 of the Pender County Unified Development Ordinance.

Open Space

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. The development proposal includes seventy-three (73) lots which will necessitate 2.19 acres of open space with at least 1.095 acres dedicated as active open space. All open space calculations are taken from within the project boundary.

The applicant meets the total open space requirement for this residential subdivision, proposing 10.06 acres of active open space and 1.45 acres of passive open space. The applicant must modify the project boundary area to include adequate open space details for recreation units within the project bounds.

Recreational Units

With a proposed lot number of seventy-three (73), \$10,000 or 1 recreational unit is required by the Pender County Unified Development Ordinance for the Master Development Plan, Section 7.6.2. This will need to be completed prior to Final Preliminary Plat approval. Further identification of the amenities site including proposed use, location and all approvals per TRC members is required prior to any Preliminary Plat approvals can be granted.

If the developer chooses not to install the recreation unit in the subdivision prior to recording the Final Plat, an engineered certification of this recreation unit must be submitted prior to Final Preliminary Plat approval. At the time of recording Final Plat for which the amenities must be constructed and certified of completion to standards specified or guaranteed by a Performance Guarantee referenced in Appendix D (Section 6.5.A.6) of the Pender County Unified Development Ordinance.

Concerns voiced with a potential amenity site at the TRC meeting on Monday January 13, 2015 can be resolved through further review and submittal by the applicant. A walking trail and kayak launch was discussed for the Open Space Common Area #1 at the TRC meeting; however ingress and egress of the walking trails, kayak launch, and other facilities will need to facilitate residential traffic as well as adequate parking facilities as well as emergency access. There are limitations on the property due to areas of environmental concern such as CAMA AEC and floodplain areas. Staff will ensure compliance with the recreational units for The Reserve on Island Creek in open space but at current this must be proposed and approved before any further approvals can be issued for the project.

Connectivity & Road Design

According to the applicant's narrative the roadways are proposed as public and be built to NCDOT subdivision road standards as outlined in the NCDOT Subdivision Manual published in January 2010. Access to Island Creek Road (SR 1002) is subject to NCDOT review and approval through a Driveway Permit, the applicant must submit plans to the NCDOT for approval prior to Pender County approval of this Preliminary Plat submission.

The cul-de-sacs proposed in the Reserve on Island Creek conform to the Pender County Unified Development Ordinance requirement in Section 7.5.1.F with a minimum shoulder section of fifty (50) feet and right of way paved at thirty-five (35) feet is required, all other approvals of the proposed cul-de-sacs are subject to NCDOT requirements. Cul de sac widths discussed at the previous Planning Board hearing for the Master Development Plan are adequate for schools, emergency management as well as the NCDOT to be designed as the submittal for consideration.

A connection to existing Woodcliff Drive (private access easement) as previously approved and shown on the eastern boundary of the property from the Master Development Plan approval on June 3, 2014. This interconnectivity is based on the Pender County Unified Development Ordinance Section 7.2.2 whereas lots shall be arranged to allow for the future streets and logical further

subdivision of adjacent properties. Attachment 1 identifies the location of this connection at the time of Woodcliff Drive (private) platted in January 1988 and the potential connection to future roadways.

Traffic

According to the applicant's submitted narrative the traffic impacts to adjacent properties will be based on the project generating approximately 695 total daily trips with 55 in the AM peak hour and 73 in the PM peak hour based on the ITE Trip Generation Manual 9th edition. This project does not meet Pender County's threshold of requiring a Transportation Impact Analysis which requires a development with more than 100 peak hour trips in either the AM or PM per the Coastal Pender Collector Street Plan, which this project does not meet. Any improvements required to existing roadways will be per NCDOT requirements.

Environmental Concerns

The subject parcel, of approximately 143 acres may contain portions of environmentally sensitive areas including wetlands and floodplains.

Wetlands

Currently, no wetland delineation or Jurisdictional Determination (J.D.) has been submitted to Pender County Planning Staff for proof of environmental concerns on the subject property. The applicant must submit a wetlands map for the subject property. Further investigations of these documents to identify regulated wetlands would be necessary for future action on the site.

Flood

A portion of the property is located within the identified "AEFW", a large portion of the property is located within "Approximate Zone AE" and another portion of the property is located within the "Zone X" Special Flood Hazard Area, according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Number 3720325200K, Panel Number 3252 and Map Number 3720326200K, Panel, Number 3262. Any development in the Special Flood Hazard Area is required to be in accordance with the Pender County Flood Damage Prevention Ordinance.

CAMA

CAMA Areas of Environmental Concern, regulated by the Division of Coastal Management may be located on the subject property as there is a potential for this property to have navigable (by canoe/kayak) inland waters on Island Creek. CAMA Areas of Environmental Concern are tidal and/or navigable waters within Pender County are classified as Public Trust Area up to the normal high water line or normal water level and are subject to the CAMA. The Public Trust Shoreline AEC extends 30' landward of the normal high water line or normal water level.

Historical Context

Technical Review Committee comments from Nathan Henry, Assistant State Archaeologist and Conservator Underwater Archaeology Branch NC Office of State Archaeology indicated that there are areas of historical significance on the subject property as determined during the Master Development Plan TRC review, since that previous submittal the applicant has supplied an archeological survey and sufficient documentation to address concerns raised (Attachment 2).

All of the following applicable state and federal agency permits including but not limited to; a Stormwater Management Permit, and Erosion Control Plan, wetlands impact permits, and NCDOT Driveway Permit will be required prior to the approval of the Final Preliminary Plat for each phase.

TECHNICAL REVIEW COMMITTEE (TRC) MEETING:

On Tuesday January 13, 2015 the Pender County Technical Review Committee convened to review the Reserve at Island Creek Preliminary Plat application, narrative, and plats as well as a review of the previous Planning Board approved Master Development Plan. The following comments are a compilation of both email responses and notes from the TRC meeting:

Cape Fear Council of Governments RPO

As the project is in the WMPO, the Cape Fear RPO has no comment.

Duke Energy

It seems a lot of development going on around area of Island Creek Road. I have not yet received any formal request to do anything where Duke Energy transmission line ROW corridors are located. It appears from the "The Reserve on Island Creek" site map attached they are not where our transmission line corridors are located. Those corridors are shown in general area of green and red lines on the map below their site map. Please help to keep a watch of where our transmission corridors are located with others who may be developing in this area not to assume they are submitting plans separately for Duke Energy (Transmission) to review and approve in writing as required.

NC DENR Division of Coastal Management

In regards to this project-if the applicant is proposing any land disturbing activity in or within 30' of a tidal and/or navigable (including by canoe or kayak) waterbody, or if any other direct or indirect impacts would occur within a CAMA Area of Environmental Concern (AEC), then a CAMA major permit and/or a Dredge & Fill permit will be required. The applicant should contact me to set up a site visit if there is any question as to whether a permit may be required or if I can assist with understanding the rules of the Coastal Resources Commission and State's Dredge & Fill law.

NC DENR Division of Forestry

No Response.

NC DENR, Division of Energy, Mineral, and Land Resources - Land Quality Section

This will need an erosion and sedimentation control plan.

NC DENR Division of Waste Management

No Response.

NC DENR Division of Water Quality

As the narrative indicates, a state stormwater permit is required. They will also be required to get a 401 certification for the wetland impacts.

NC DOT Division of Highways

We have had office and on site meetings with the Engineering firm concerning this site. We have recently received the driveway permit for review.

NC DOT Transportation Planning Branch

No Response.

NC Office of State Archaeology

Requirements: Perform survey to identify and assess archaeological resources on the property.

Recommendations: No further work in terms of archaeological resources.

Comments: The applicant has fulfilled obligations to identify, assess, and report on archaeological resources occurring on the property. No further work is recommended.

Information Requested: N/A

Please Follow Up Prior to Meeting: No

NC Wildlife Resources Commission

No Response.

Pender County Addressing Coordinator

Huckleberry Way will need an E. and W. directional. They will require a cluster box.

Pender County Building Inspections

If applicable: The pool area would require an accessible route. Accessible routes may include parking areas, access aisles, walks, ramps, and curb ramps. The route must allow a person with a disability to enter the facility. The surface of the route must allow the navigation of a wheelchair. Factors such as size, width, and slope are also considered. In addition a way must be provided for entry into and out of the pool itself such as a power lift.

Pender County Emergency Management

All plans are in compliance

Pender County Environmental Health

All lots will need to be evaluated for on-site wastewater. Each lot will need an application.

Pender County Fire Marshal

All plans are in compliance

Pender County Flood Plain Management

I will not be in attendance at the TRC meeting today. Flood requirements will apply to any development in the SFHA as I originally commented. Whomever is the surveyor for the property should indicate the flood line, flood designation, and BFEs for those areas subject to flooding.

Pender County Parks and Recreation

Parks and Recreation would like to see further identification of amenity site details including facilities

Pender County Public Library

No response

Pender County Public Utilities

Plan review and permitting is required at this time. They will be connected to public water.

Pender County Schools

No Response.

Pender County Sheriff's Department

No Response.

Pender County Soil and Water Conservation District

Soil & Water sees no problem with this request, as long as all wetland permits with State & ACE have or will be attained.

US Army Corps of Engineers

They will be required to get a 401 for their proposed wetland impacts

Wilmington Metropolitan Planning Organization

Requirements:

- 1. Site plan does not have street cross sections for the subdivision streets.*
- 2. Show dimensions for proposed Streets. Street Cross sections shall have pavement width, curb width (if curb and gutter is used), shoulder width and ditch width.*
- 3. Label intersection street corner radii. Street corner radii must meet minimum NCDOT 30' radii at ROW for each intersection.*
- 4. Show sewer and water utility locations per minimum Pender County UDO requirements for master development plans.*

Recommendations:

- 1. Label dimensions for Sight Distance Triangles. Sight Distance Triangles should meet NCDOT requirements of 10'X70'.*
- 2. Show cross section of pavement structure including the thickness of the asphalt and subgrade.*
- 3. Provide 35' Radius of the paved area for proposed Cul-De-Sac bulbs per NCDOT Subdivision Design.*
- 4. Lot # 72 shall not have direct driveway access to Island Creek Rd per NCDOT driveway requirements. Site plans refer to lot # 74 instead of Lot # 72.*

Outstanding items of note from the meeting for Planning Staff items include the amenity site ingress and egress and specific development plans for this area to be counted as recreational units for the subdivision. Additionally, the rear parcel which is not part of the Master Development Plan will need a specific access point and cannot be left landlocked.

EVALUATION

A) Public Notifications: Public Notice of the proposal for Preliminary Plat has been advertised in the *Pender-Topsail Post and Voice*. Adjacent property owners have been given written notice of the request, and a public notification sign has been placed on the property.

B) Existing Zoning in Area: The existing zoning in the vicinity of the subject property consists of RA, Rural Agricultural to the east; PD, Planned Development to the south, and bounded by New Hanover County's I-2, Heavy Industrial District to the west and north.

C) Existing Land Use in Area: The existing land uses of the surrounding property consist of vacant/undeveloped areas in addition to moderate density single-family residential uses along the eastern boundary.

D) 2010 Comprehensive Land Use Plan: The 2010 Comprehensive Land Use Plan designates the subject property as Suburban Growth.

STAFF RECOMMENDATION

The approval is also subject to the all conditions required by the Pender County Planning Board and regulatory State and Federal Agencies. The submitted Preliminary Plat is in compliance with the previously approved Master Development Plan and the following information is required in addition to all applicable permits for the project in the aforementioned report from the applicant prior to any Preliminary Plat approvals:

1. Detail recreational unit for the residential subdivision in the Open Space Area One
2. Include adequate ingress and egress for the rear of the parcel which is not within the project bounds.

The request is consistent with the 2010 Pender County Comprehensive Land Use Plan and Pender County Unified Development Ordinance; therefore Planning Staff recommends the approval of the Preliminary Plat for the Reserve on Island Creek given that all aforementioned requirements are met. Any and all future development, phases and changes to this project are subject to the Planning Board review and approval.

Board Action for Preliminary Plat The Reserve on Island Creek:

Motion: _____ **Seconded:** _____

Approved: _____ **Denied:** _____ **Unanimous:** _____

Williams: __ McClammy: __ Baker: __ Boney: __ Edens: __ Fullerton __ Marshburn __ Nalee: __

APPLICATION FOR SUBDIVISION

RECEIVED

THIS SECTION FOR OFFICE USE

Application No. PP 11150	Date DEC 18 2014
Application Fee \$ 1,230	Receipt No.
Master Plan Hearing Date 6/4/2014	Preliminary Plat Hearing Date 2/3/2015

SECTION 1: APPLICANT INFORMATION

Applicant's Name: Parker & Associates, Inc. Lori B. Morris - Staff Planner	Owner's Name: IC3 Partners, LLC
Applicant's Address: P.O. Box 976	Owner's Address: P.O. Box 7122
City, State, & Zip: Jacksonville, NC 28541	City, State, & Zip: Jacksonville, NC 28541
Phone Number: 910-455-2414	Phone Number: 910-455-6956

Legal relationship of applicant to land owner: **Planning Agency**

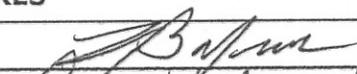
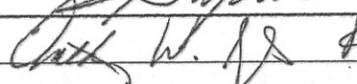
SECTION 2: PROJECT INFORMATION

Preliminary Plat	<input checked="" type="checkbox"/> Residential <small>(RP) PD, RM, MH District</small>	Mixed Use <small>PD</small>	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):	3252-97-7356-0000	Total property acreage:	70.82 AC
Zoning Classification:	RP	Acreage to be disturbed:	37.8 AC

Additional Information:

Project Name: The Reserve on Island Creek - 73 Lots

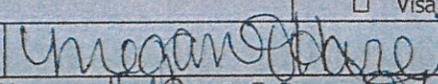
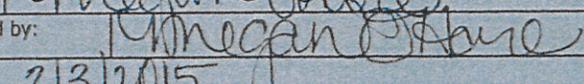
SECTION 3: SIGNATURES

Applicant's Signature 	Date: 12-16-14
Owner's Signature 	Date: 12-16-14

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

<input checked="" type="checkbox"/> Subdivision Fees: \$500 + \$10/lot-unit for the first 100 lots/units; \$5.00/lot-unit thereafter 73 lots	Total Fee Calculation: \$ 1,230					
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 # 35393
Application received by:					Date:	12/18/2014
Application completeness approved by:					Date:	12/19/2014
Date scheduled for public hearing:	2/3/2015					

TRC Review: January 13, 2015

The Reserve on Island Creek Project Narrative

Location and Access:

The proposed project is located on the North side of Island Creek Road (N.C.S.R. 1002) at the Pender County/New Hanover County line, approximately 2.5 miles South of the intersection with N.C. Hwy. 210.

The proposed project is bordered to the North and West by undeveloped property and Island Creek, zoned RA; on the East by Wood Cliff Estates, zoned RA; on the South by undeveloped property, zoned PD.

The proposed project has two street connections onto Island Creek Road as well as a connection to the adjoining Wood Cliff Estates subdivision.

All the streets in the proposed project will be public and designed to N.C.D.O.T. standards. The rights-of-way are 50' and the pavement widths are 20' strip pavement with roadside swales.

Description of Activities on Site:

The proposed project consists of Seventy-three (73) Single Family Dwelling – Detached Conventional lots, with five (5) Open Spaces on approximately 70.82 acres. One (1) open space is planned as an active amenity site with parking, an open air pavilion, kayak racks, and walking trails. Two (2) open spaces will be more passive and will consist of areas for off-site septic systems and/or repair areas to serve approximately fourteen (14) lots. Two (2) open spaces are planned for community mail box locations. All open spaces will be conveyed to and maintained by the Homeowners Association.

Description of Construction Activities:

The proposed project will be constructed with 20' wide paved streets and roadside swales, to meet N.C.D.O.T. minimum roadway and drainage requirements.

A public water main will be constructed to meet the Pender County utility requirements to serve all lots within this subdivision.

Individual septic systems will be provided for each lot as either on-site or off-site and as approved by the Pender County Health Department.

Stormwater management is proposed as low density with roadside swales and outlet swales.

A right turn lane will be installed on Island Creek Road at the intersection with Mississippi Drive.

Type of Utilities to Serve Site:

The proposed water system will tie into an existing 8" Pender County water main that runs along Island Creek Road. A minimum six inch (6") water main will be extended into the project for water and fire flow demands.

Power, telephone, and cable television will be underground and installed by the local providers.

Required State and Federal Permits:

- NC Department of Transportation – driveway permit/roadway & drainage approval
- NCDENR – erosion and sedimentation control permit
- NCDENR – state stormwater permit
- ACOE – wetland impact permit
- NCDENR – public water system permit

Potential Impacts:

The estimated average daily trips for this project is 695, with am peak hour trips at 55 and pm peak hour trips at 73. The estimated average daily trips were calculated according to the Institute of Transportation Engineers Trip Generation Manual 9th Edition.

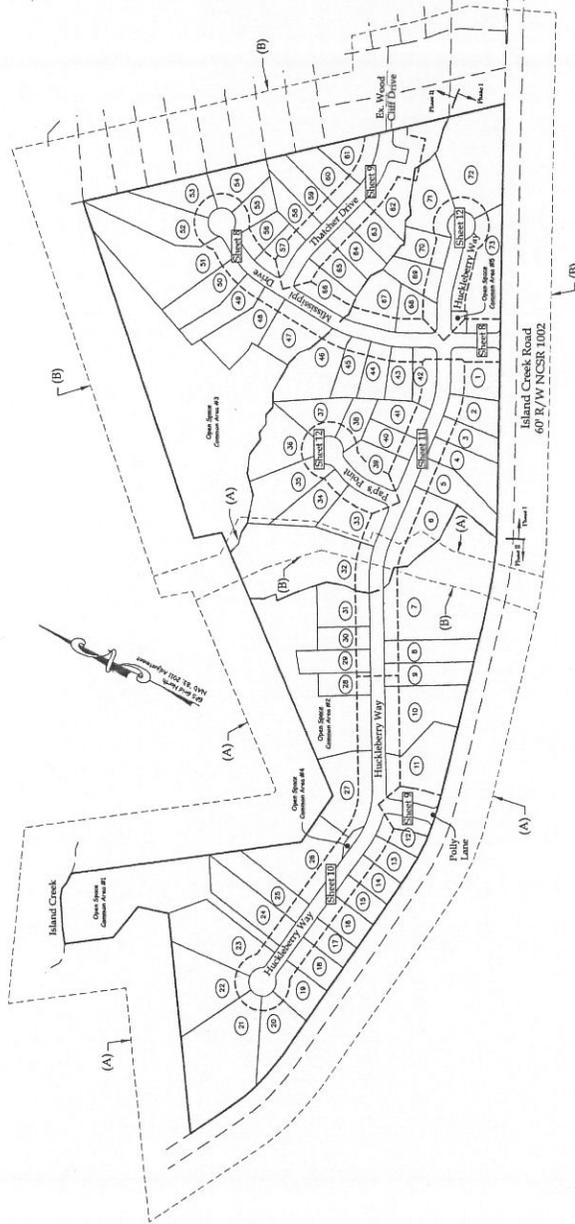
Changes from Master Development Plan:

Second entrance off Island Creek Road was shifted.

An Archeological survey was completed and a recommended that this project be granted cultural resources clearance to proceed with the development of this tract.

The Reserve On Island Creek

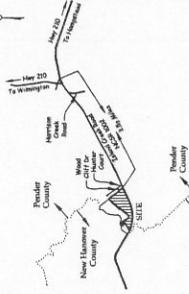
Topsail Township, Pender County, North Carolina



SHEET INDEX

Sheet	Description
1	Cover/ Index Sheet
2	Preliminary Plat (A)
3	Preliminary Plat (B)
4	Grading, Drainage, and Erosion & Sedimentation Control Plan (A)
5	Grading, Drainage, and Erosion & Sedimentation Control Plan (B)
6	Water Plan (A)
7	Water Plan (B)
8	Plan & Profile of Mississippi Drive
9	Plan & Profile of Thatcher Drive & Polly Lane
10	Plan & Profile of Huckberry Way (Sta. 0+00 - Sta. 12+00)
11	Plan & Profile of Huckberry Way (Sta. 12+00 - Sta. 23+50)
12	Plan & Profile of Huckberry Way (Sta. 23+50 - Sta. 28+25.65) & Pop's Point
13	Turn Lane Plan
14	Grading, Drainage, and Erosion & Sedimentation Control Detail Sheet
15	Water Detail Sheet

Vicinity Sketch
Scale: Not Shown



Overall and Index Sheet

Owner/Developer: **IC3 Partners, LLC**
 PO Box 7122
 Jacksonville, North Carolina 28541
 (910) 455-0556

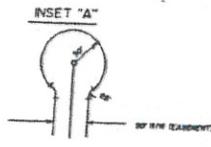
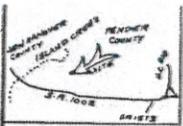


DATE: 10/17/14
 SCALE: 1"=200'

Parker & Associates, Inc.
 Consulting Engineers - Land Surveyors - Land Planners
 P. O. Box 978 - 28541-0978
 308 New Bridge Street - 28540
 Jacksonville, North Carolina - 28541-0976
 Phone (910) 455-2414 - Fax (910) 455-3441
 Firm License Number: F-0108

Sheet 1 of 15

Field Book: Island Creek, Pg. 1-11, Island Creek 2 Pg. 1-7
 Book Columns: 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



NOTE: NEW LINE MARKERS 40.00', 45.00', AND 60.00' AS SHOWN, ARE SET IN 4" ACCESS EASEMENT.
 A 10' DRAINAGE AND/OR UTILITY EASEMENT IS RESERVED ON ALL LOT LINES.
 ALL ROADS ARE 30 FEET IN WIDTH (25 FEET EACH SIDE OF 5' OR 10' ROAD) AND 10 FEET AS ACCESS EASEMENTS. PROPERTY LINES ARE ALONG THE CENTER OF ROADS.
 AN ADDITIONAL 10' IN WIDTH DRAINAGE AND/OR UTILITY EASEMENT IS RESERVED ALONG HIGHWAY FOR ACCESS EASEMENTS.

INTERNATIONAL PAPER CO.

INTERNATIONAL PAPER CO.

CURVE DATA

C1
 DELTA = 23° 29' 22"
 RADIALS = 430.00'
 TANGENT = 46.84'

C2
 DELTA = 2° 26' 28"
 RADIALS = 683.33'
 TANGENT = 68.43'

BEARINGS AND DISTANCES ALONG ISLAND CREEK

- 1) N 60° 32' 37" E 45.50'
- 2) N 40° 32' 29" W 42.43'
- 3) N 69° 59' 03" E 134.88'
- 4) S 84° 38' 38" E 46.15'
- 5) N 84° 45' 45" E 77.43'
- 6) N 43° 38' 46" E 65.26'
- 7) N 47° 08' 31" E 82.52'
- 8) N 06° 46' 07" E 83.87'
- 9) N 26° 01' 39" E 84.34'
- 10) N 17° 30' 1" E 65.38'
- 11) N 86° 09' 00" E 51.67'



1. I, the undersigned, being a duly qualified and licensed Surveyor in the State of North Carolina, do hereby certify that I am the author of the foregoing plat and that the same is a true and correct copy of the original as recorded in my office.
 2. I have not been convicted of any crime involving moral turpitude.
 3. I have not been convicted of any crime involving dishonesty or fraud.
 4. I have not been convicted of any crime involving the falsification of records or accounts.
 5. I have not been convicted of any crime involving the obstruction of justice.
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Filed for registration on the 4th day of
 December, 1989, at 10:00 AM.
 and returned to the office of the Register of Deeds
 for Henderson County in Book No. 23, Page 123.
 [Signature]
 Register of Deeds
 HENDERSON COUNTY

LEGEND
 O.M.L. = OLD MARKED LINE
 E.P. = EXISTING PUBLIC
 L.S. = IRON SET
 P.K. = P.K. NAL SET

NOTE: FOR REFERENCE SEE D.B. 272 PG. 303.
 PROPERTY SURVEYED IN OCTOBER, 1987.
 BOUNDARY LINES WERE ESTABLISHED BY EXISTING
 EVIDENCE, ADJOINING LAND OWNERS MAPS, AND
 NATURAL COLE DEED AS NOTED.



5 68° 56' 33" W 538.50'

S.R. 1002
 NEW MAP



RECEIVED
NOV - 3 2014
PARKER

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

October 27, 2014

Brooke Brilliant
Archaeological Consultants of the Carolinas, Inc.
121 East First Street
Clayton, NC 27520

Re: Archaeological Report: *Archaeological Evaluation of the Reserve on Island Creek Development Tract*,
Pender County, ER 14-2275

We have reviewed the archaeological report prepared for Parker and Associates to document the remains of a Civil War earthworks (31PD337**) and previously unknown archaeological features at the proposed Reserve on Island Creek Development.

During the course of the work historical and archaeological investigations were conducted to determine the historical context of the fortification and to document the physical features of the remaining structure. During the course of the archaeological survey an unassociated late eighteenth century habitation site component was discovered. Unfortunately both the Civil War earthworks and the eighteenth century habitation site have been subjected to severe disturbance through logging, road construction, and unauthorized artifact collection. As a result, Archeological Consultants of the Carolinas, Inc. has recommend this site as ineligible for inclusion in the National Register of Historic Places and determined that the site is unlikely to provide significant research potential beyond what has already been produced. We concur with this recommendation and recommend that no further archaeological work be required in conjunction with this development project.

These comments do not address any historic structures. Information regarding buildings on or adjacent to the project site should be provided to us as soon as possible.

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 environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

for Ramona M. Bartos

cc: John Parker, Parker and Associates, Inc.
Pender County Planning and Community Development



Applicant:
Parker & Associates Inc.

Owner:
IC3 Partners, LLC.

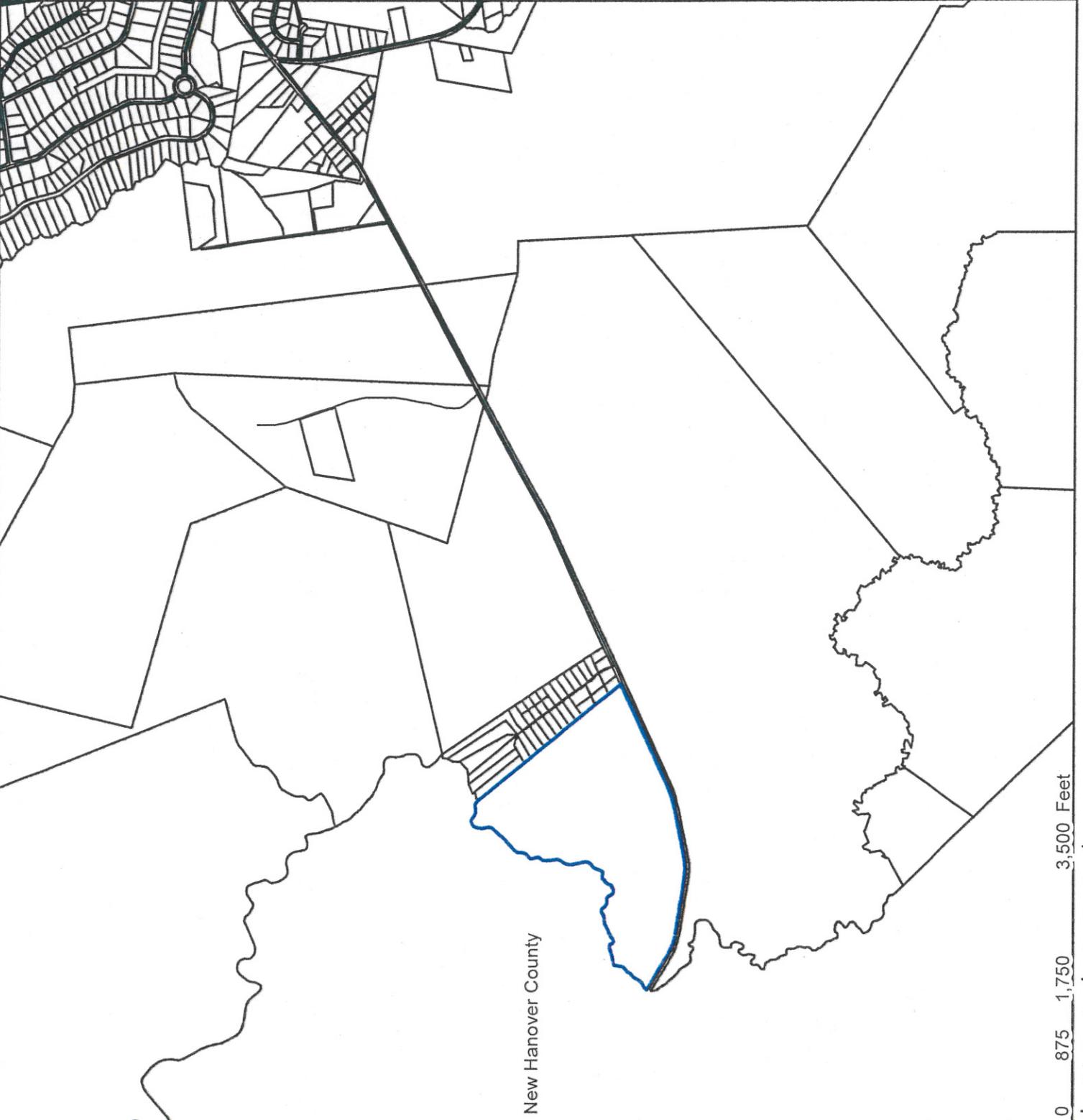
Preliminary Plat
#11150
The Reserve on Island Creek

Legend

 Subject_Parcel



VICINITY





Applicant:
Parker & Associates, Inc.

Owner:
IC3 Partners

Preliminary Plat
#11150

The Reserve on Island Creek

Legend

 Subject_Parcel

UDO Zoning

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



CURRENT ZONING





Applicant:
Parker & Associates Inc.

Owner:
IC Partners, LLC.

Preliminary Plat
#11150

The Reserve on Island Creek

Legend

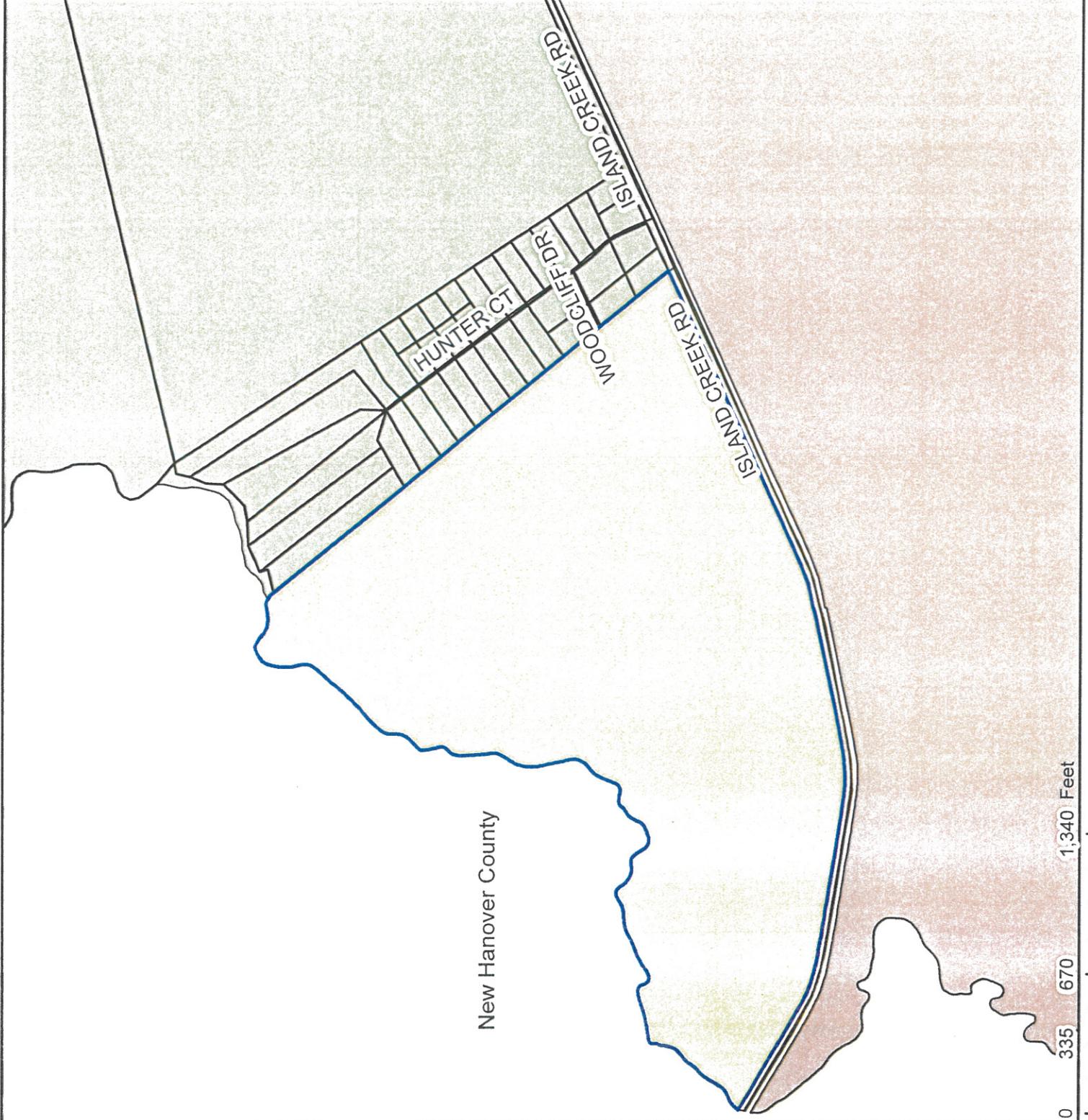
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Future Land Use

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



FUTURE LAND USE



New Hanover County

0 335 670 1,340 Feet



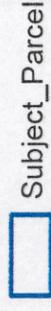
Applicant:
Parker & Associates Inc.

Owner:
IC Partners, LLC.

Preliminary Plat
#11150

The Reserve on Island Creek

Legend



2012 AERIAL





Applicant:
Parker & Associates Inc.

Owner:
IC# Partners, LLC

Preliminary Plat
#11150

The Reserve on Island Creek

Legend

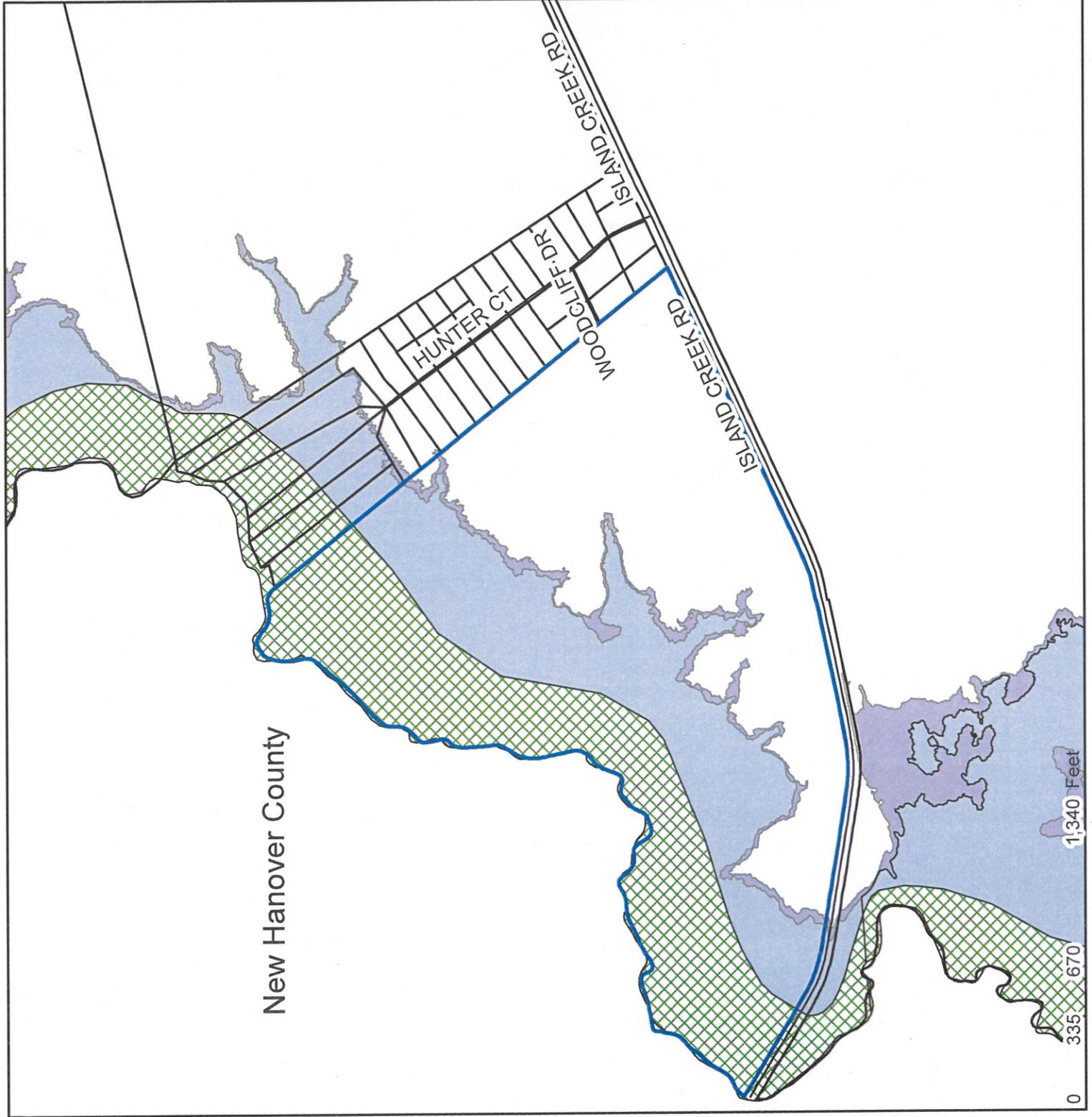
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FLOODZONES



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

MEMORANDUM

To: Pender County Planning Board

From: Planning Staff

Date: February 3, 2015

RE: Changes to By-right Development Review Process

Planning Board Members,

Staff will be discussing with you a proposal to remove the requirement that by-right development be subject to Planning Board review and public hearing.

Current Procedure (Attachment One: Current Process Flow Chart)

Currently, the Master Development Plan (MDP) approval process flows as follows (per Section 3.5):

1. Applicant attends a pre-submittal meeting with Staff;
2. MDP is reviewed by Technical Review Committee;
3. MDP is reviewed by Planning Board with public hearing;
4. Planning Board has authority to approve MDP.

After the Master Development Plan is approved, the applicant may proceed with the preparation of the Preliminary Plat. The approval process flows as follows (Section 3.10):

1. Preliminary Plat is reviewed by the Technical Review Committee;
2. Preliminary Plat is reviewed by Planning Board with public hearing (unless public hearing is waived due to sufficient detail at MDP hearing);
3. Planning Board has authority to approve Preliminary Plat;
4. Final Plat approved by Planning Staff.

Proposed Changes (Attachment Two: Proposed Process Flow Chart)

Proposed changes would eliminate the requirement of a Master Development Plan (including the associated Master Development Plan public hearing) and public hearing during Preliminary Plat approval process for by-right development. This would include Major Subdivisions (Section 3.10) and Major Site Development Plans (Section 3.7) located in by-right zoning classifications: Rural Agricultural, Residential Performance, General Business, Office Institutional, General Industrial, and Industrial Transitional zoning districts.

The approval process for by-right development is proposed as follows (MDP is not necessary):

1. Applicant attends a pre-submittal meeting with Staff and submits Major Site Development Plan (MSDP) or Preliminary Plat;
2. MSDP or Preliminary Plat is reviewed by the Technical Review Committee;
3. Planning Staff has authority to approve MSDP or Preliminary Plat;
4. MSDP or Final Plat approved by Planning Staff.

(Note: The review of a Master Development Plan with public hearing and Planning Board approval would still be required for Planned Development, Residential Mixed, and Manufactured Housing Community zoning districts, which require design standards such as lot sizes, setbacks, and separations to be established at the Master Development Plan hearing.)

Reporting

Planning Staff, as consent or discussion items at the Planning Board meetings, could provide a report to the Planning Board of projects that were recently reviewed by the Technical Review Committee and approved by Staff. Additionally, Planning Staff would like to explore an online tracking system for the County website so that the public can have access to up-to-date information on active by-right development within the County (Attachment Three: Catawba County Website: Subdivision Projects). Informational mailings to adjacent property owners could still be sent and informational signs could be posted on the subject property.

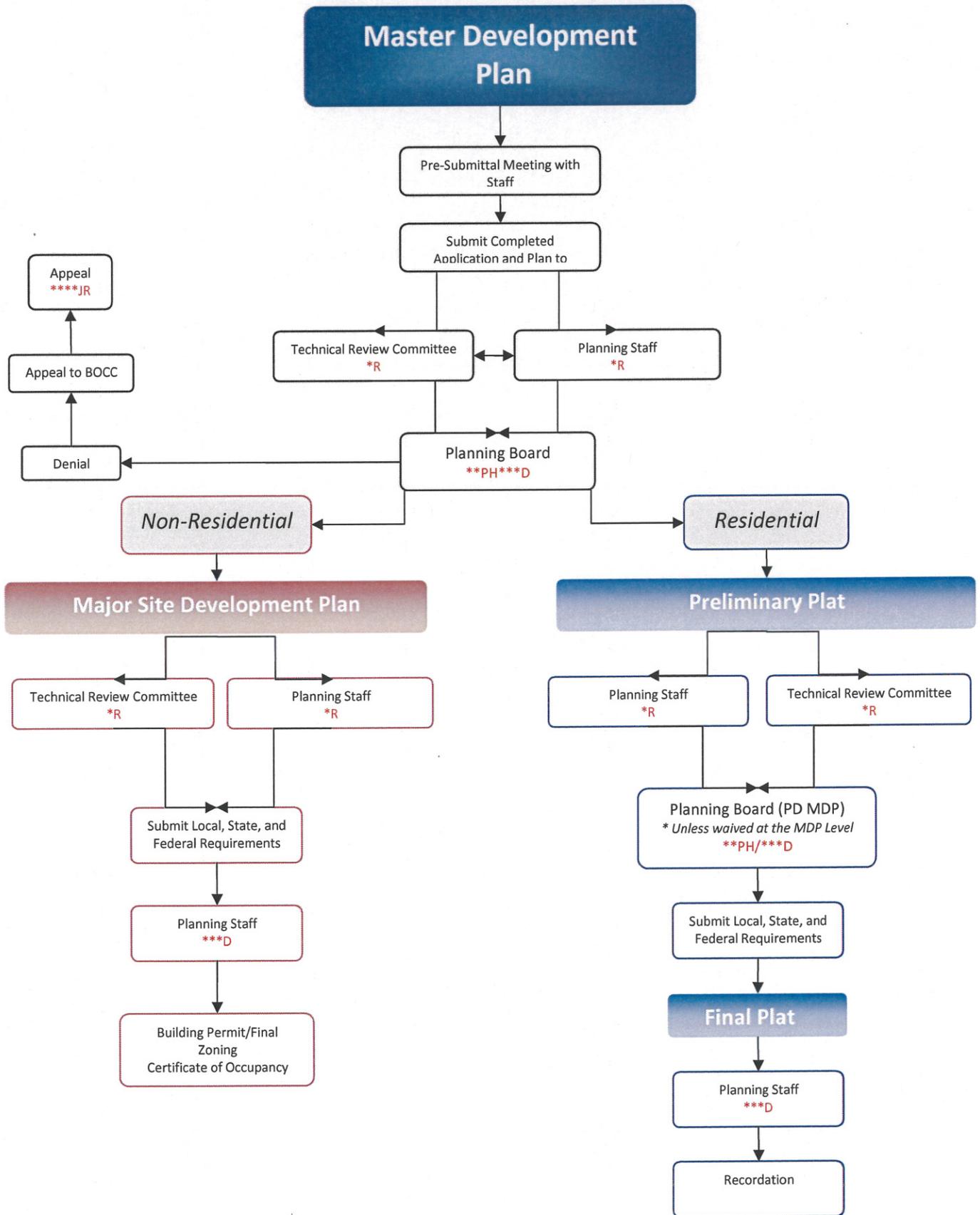
Projected Advantages and Disadvantages

The benefits to the applicant, Planning Board, Planning Staff, and the community would be substantial. Time would be saved for all parties involved, as review by the Planning Board and need for a public hearing would be eliminated. The applicant could focus on input from the Technical Review Committee to address specific concerns from technical experts. The community would benefit from having access to all by-right Major Subdivision and Major Site Development activity listed on the County website.

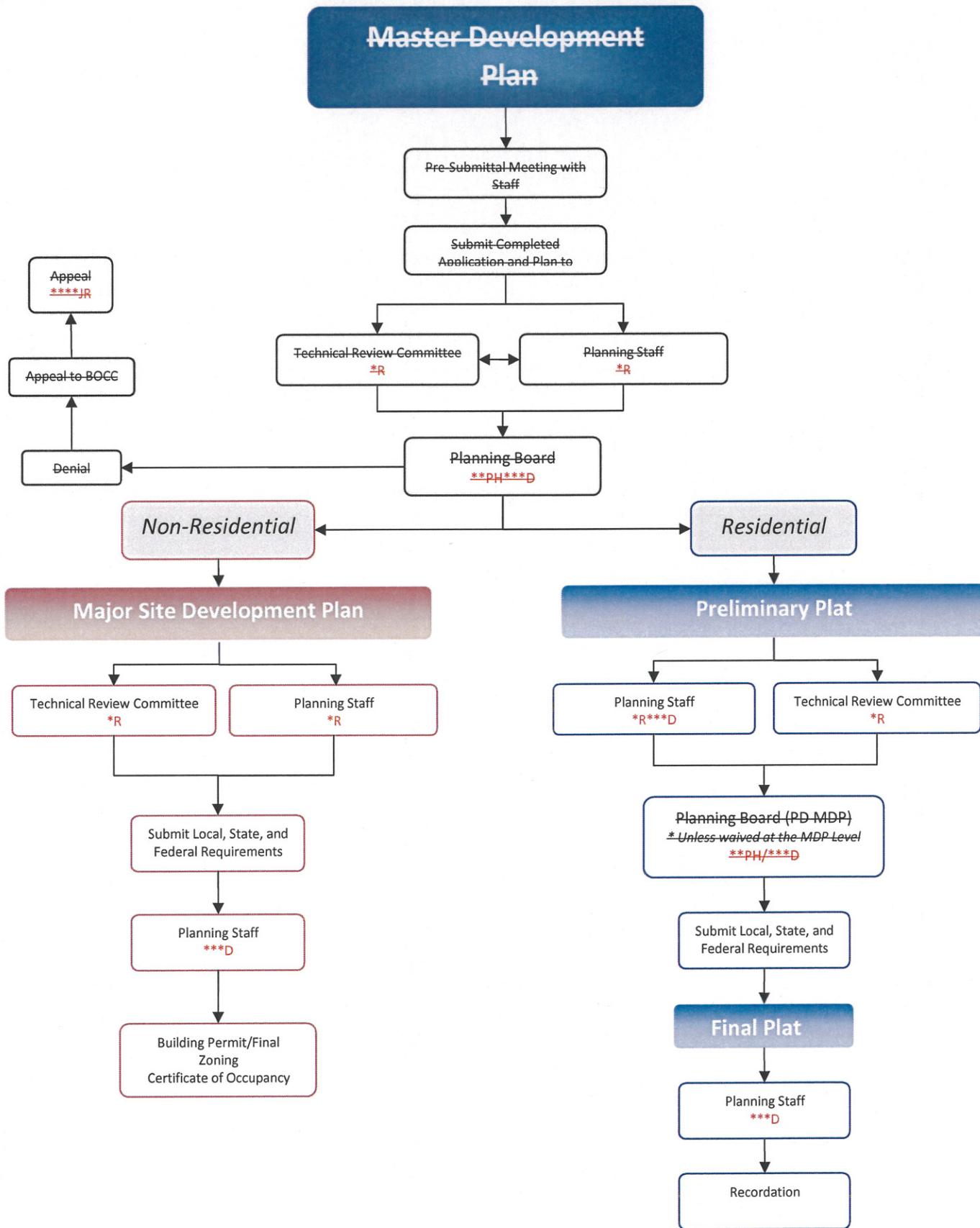
If review by the Planning Board and the need for a public hearing is removed from the process, a projected disadvantage is that the public may have the perception that the Planning Board is losing authority to make changes within a by-right plan. However, the Unified Development Ordinance does not currently grant the Planning Board that authority.

Implementation of Changes

Following Planning Board guidance, Planning Staff will prepare a zoning text amendment to modify procedural changes to Articles Two and Three of the Pender County Unified Development Ordinance, in accordance with North Carolina General Statutes (Attachment Four: North Carolina General Statutes).



* Recommendation; ** Public Hearing
 *** Decision; **** Judicial Review



* Recommendation; ** Public Hearing
 *** Decision; **** Judicial Review

Attachment Three: Catawba County Website: Subdivision Projects



Planning and Parks

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- Fee Schedule
- Zoning Information Sheets
- Community Development
- Staff Contacts
- Real Estate Maps
- Parks Division
- Planning Home
- Catawba County Home

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Contact:
Jacky Eubanks
Planning & Parks Director

Phone: (828) 465-8380
Email Jacky Eubanks

100 A SW Blvd
Newton, NC 28658

Office Hours:
Monday - Friday
8:00 a.m. - 5:00 p.m.

Subdivision Projects

Project Name	Applicant	Request	Location	PIN	Attachments	Status & Date	Applicant Contact
Thomasville Acres - Revised Requirements	RMR Construction Co., Inc.	Revision to Thomasville Acres Subdivision to remove shared driveway requirement on lots 1 & 2 and 16 & 17	Intersection of County Home Road and Thomasville Road	Thomasville Acres Subdivision	Location Map Original Plat Project Request	Pending Meeting scheduled for 10/29/13	Mike Matthews Richard Matthews

For more information, contact Susan Ballbach, Senior Planner at (828) 465-8381 or Email Susan Ballbach.

Plan - Design - Build - Live

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§ 153A-332. Ordinance to contain procedure for plat approval; approval prerequisite to plat recordation; statement by owner.

A subdivision ordinance adopted pursuant to this Part shall contain provisions setting forth the procedures to be followed in granting or denying approval of a subdivision plat before its registration.

The ordinance shall provide that the following agencies be given an opportunity to make recommendations concerning an individual subdivision plat before the plat is approved:

- (1) The district highway engineer as to proposed State streets, State highways, and related drainage systems;
- (2) The county health director or local public utility, as appropriate, as to proposed water or sewerage systems;
- (3) Any other agency or official designated by the board of commissioners.

The ordinance may provide that final decisions on preliminary plats and final plats are to be made by:

- (1) The board of commissioners,
- (2) The board of commissioners on recommendation of a designated body, or
- (3) A designated planning board, technical review committee, or other designated body or staff person.

From the effective date of a subdivision ordinance that is adopted by the county, no subdivision plat of land within the county's jurisdiction may be filed or recorded until it has been submitted to and approved by the appropriate board or agency, as specified in the subdivision ordinance, and until this approval is entered in writing on the face of the plat by an authorized representative of the county. The Review Officer, pursuant to G.S. 47-30.2, shall not certify a plat of a subdivision of land located within the territorial jurisdiction of the county that has not been approved in accordance with these provisions, and the clerk of superior court may not order or direct the recording of a plat if the recording would be in conflict with this section. (1959, c. 1007; 1973, c. 822, s. 1; 1997-309, s. 6; 2005-418, s. 3(b).)

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

MEMORANDUM

To: Pender County Planning Board

From: Planning Staff

Date: February 3, 2015

RE: Pender County Collector Street Plan Update

Planning Board Members,

Staff will be discussing with you the proposed timeline for the update to the Coastal Pender Collector Street Plan. On February 18, 2014 the Pender Board of County Commissioners adopted a resolution requesting that the Wilmington Metropolitan Planning Organization (WMPO) update the Coastal Pender Collector Street Plan. Planning Staff is currently working with the WMPO to establish a strategy for the update. A rough timeline for selecting the consultant is below (all dates are approximate and subject to change):

- **2-18-14** BOCC Resolution adopted requesting WMPO update the Coastal Pender Collector Street Plan
- **1-27-15** Planning Staff meeting with WMPO for initial collector street plan discussion
- **2-12-15** Planning Staff meeting with WMPO to discuss plan scope and RFP draft
- **2-18-15** RFP draft complete
- **3-2-15** RFP released (advertised 21 days)
- **4-6-15** Interviews with potential consultants
- **Late April or early May** WMPO seeks Council approval for selected consultant
- Funds encumbered by end of 2014-2015 Fiscal Year (\$60,000: 30,000 from WMPO and 30,000 from Pender County)
- Timeline for Plan Completion to be determined after consultant is selected

Pender County's Preliminary To-Do List

- Encumber \$30,000 by end of FY14-15 in combination with \$30,000 from WMPO
- Establish steering committee with guidance from BOCC
- Provide land use data to WMPO/consultant that includes current/approved development (work with IT to create SHP files from developers' CAD files/submitted master plan docs)
- Provide guiding documents to WMPO/consultant (Current Collector Street Plan, US-17/NC-210 Corridor Study, Comprehensive Parks and Recreation Master Plan, etc.)

Elements to Consider in Plan Update

- Evaluate existing and new geographical areas within WMPO
- Utilize existing environmental data developed through the R-3300 or Hampstead Bypass project
 - Use existing data to better delineate new roadways to be implemented based on environmental features (ref. Brunasco Collector Street Suitability Map) and mimic Category A and B recommendations from Brunasco
- Plan for service roads that will compliment R-3300
- Provide updated functional classification within plan
- Review TIA thresholds for potential UDO revision
- Bicycle Pedestrian recommendations derived from CFC 2035 as well as recommendations from CF 2040 and any other recommendations from WMPO Bike/Ped Committee
- Include bicycle routes (i.e. Cape Fear cyclists) within plan
- Scope of Bicycle Pedestrian element within plan
- Since counties are not eligible for NCDOT Bike/Ped plan grants, could the WMPO apply for and direct funds into county collector street plan
- Provide strong language supporting regulation for recommendations and potential “DRAFT” language to be incorporated into UDO
- Complete Streets policies and updated cross-sections for such to be implemented within plan in conjunction with Division 3/District Engineer
- Update crash data and identify “problem areas”
- Use recommendations for baseline of potential form based code implementation, TBD
- Incorporate recommendations from US HWY 17/NC HWY 210 Corridor Study and expand upon existing recommendations for collector streets
- Review “Implementation Action Plan” (ref. p. 53 of current plan)
- Enhance sidewalk construction; develop mechanism or agreement for developer/HOA to maintain through tri-party agreement for long term maintenance
- Review with Planning Board list of “needs” following the January 27th meeting (February 3rd Discussion)
- Considering “Steering Committee” to assist in developing plan
- Try and prioritize list of overall recommendations in order to address the most important connections. Possibly look at mimicking SPOT 3.0 or using Travel Demand Model for better understanding of how a project will rank. If so, create an annual or bi-annual re-review of projects