

# Pender County Planning and Community Development

## Planning Division

805 S. Walker Street  
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## AGENDA

**Pender County Planning Board  
Tuesday, March 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. Adoption of the Agenda:**

**2. Adoption of the Minutes: (February 3, 2015)**

**3. Public Comment:**

**4. FOCUS Presentation:**

FOCUS, the regional planning initiative, which was funded in 2012 under a Sustainable Communities grant, will present a project summary of grant activities, deliverables, as well as future steps for the data set and implementation.

**5. MPO LRTP Comment:**

The Wilmington Metropolitan Planning Organization(WMPO) is opening their comment period for inclusion in the fiscally-constrained Cape Fear Transportation 2040 long-range transportation plan. The lists and maps presented are in draft format and intended to solicit comments on all proposals. The WMPO will be holding a public open house for Pender County residents on Thursday, April 23rd 4PM-6PM at the Pender County Hampstead Annex for input on the proposed projects.

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

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

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

*\*(Public Hearings Open)\**

**6. Master Development Plan:**

Stroud Engineering, applicant, on behalf of Tioga LLC, owner, is requesting Master Development Plan approval for Phase II of the residential subdivision known as, The Knolls at Turkey Creek. Phase II includes sixteen (16) single family homes on approximately ± 11.01 acres. The proposed development is located north of Carver Drive (SR 1437), northeast of the residential subdivision known as Bellhammon Plantation, and west of the previously approved Phase I for The Knolls at Turkey Creek in Rocky Point. The subject property is zoned RP, Residential Performance Zoning District and may be further identified by Pender County PIN 3223-46-7092-0000.

*\*(Public Hearings Closed)\**

**7. Discussion Items:**

**a. Planning Staff Items:**

**b. Planning Board Members Items:**

**8. Next Meeting:** April 8, 2015, as applicable

**9. Adjournment:**



Your Ideas. Your Region. Your Future.

## FOCUS Progress Report – February 2015

FOCUS, the regional planning initiative, which was funded in 2012 under a Sustainable Communities grant and which was originally scheduled to sunset January 2015, has been granted by USHUD a no-cost extension until May 2015. The lead fiscal agency for the FOCUS grant is Cape Fear Council of Governments (CFCOG) and the managing agency is Pro-Bene, LLC. Because the FOCUS initiative is making excellent progress, Pro-Bene does not anticipate managing any grant activities beyond April 2015. While the overwhelming majority of the data analysis and public input has been completed, the FOCUS Consortium members will continue to convene to ensure that member regional organizations and cooperating agencies maintain its organizational focus through which they may collaborate for the good of the region.

FOCUS has been actively coordinating with local governments and regional organizations and will identify opportunities to cooperatively engage, coordinate resources, leverage investments and support common goals. Choosing and then implementing the winning strategies from those recommended in **FOCUS - Regional Framework for Our Future** will be the regional challenge and opportunity to plan the future together.

At this point of the regional initiative, FOCUS has a number of regional analytical reports and products to share with the region. These resources will be available on the FOCUS website and, in addition, GIS regional mapping data sets are available through CFCOG. These FOCUS resources include:

<u>Deliverables</u>	<u>Posting Dates (<a href="http://www.FOCUSsenc.org/resources">www.FOCUSsenc.org/resources</a>)</u>
<i>Health &amp; Wellness Gap Analysis</i>	Yes – currently available
<i>Catalyst Project and Complete Communities Tool Kit</i>	Yes – currently available
<i>Equitable Growth Profile for the Cape Fear Region</i>	Yes – currently available
Summary Report	
<i>Regional Analysis to Fair Housing and Choice</i>	February
Executive Summary and Action Plan	
RAI (full report and Appendix)	
RAI (without Appendix)	
<i>Alternative Futures Report</i>	February
<i>Framework for Our Future</i>	March/April

While most of the analytical reports are complete, FOCUS is currently convening a Regional Advisory Committee (RAC) through March to engage RAC members’ broad regional expertise and to truth test key regional findings, strategies and goals. This process will lead to a range of regional recommendations that will be included in the **Regional Framework for Our Future** document. Staff and the Consortium representatives are anticipated to bring the Framework draft document to member organizations in March. Finally, there will be open thirty (30) day review and comment period - prior to the final document being presented and submitted in April.

## **Lower Cape Fear Sustainable Communities Consortium (LCFSCC):**

- AMEZ Housing
- Brunswick Housing Opportunities
- Cape Fear Council of Governments
- Cape Fear Regional Community Development Corporation
- City of Wilmington
- New Hanover County
- Pender County
- Town of Burgaw
- Town of Carolina Beach
- Town of Leland
- Town of Surf City
- Wave Transit
- Wilmington Housing Authority
- Wilmington Metropolitan Planning Organization

**Note:** The FOCUS team and Consortium Member representatives will be happy to provide additional information or meet with management staff and/or the boards and commissions to provide any additional information or more fully discuss the close-out preparations and timing.



## WILMINGTON URBAN AREA Metropolitan Planning Organization

P.O. Box 1810  
Wilmington, North Carolina 28402  
910 341 3258 910 341 7801 FAX

### Members:

City of  
WILMINGTON  
Lead Planning Agency

Town of  
CAROLINA BEACH

Town of  
KURE BEACH

Town of  
WRIGHTSVILLE BEACH

NEW HANOVER  
County

Town of  
BELVILLE

Town of  
LELAND

Town of  
NAVASSA

BRUNSWICK  
County

PENDER  
County

CAPE FEAR  
Public Transportation  
Authority

North Carolina  
BOARD OF  
TRANSPORTATION

TO: Pender County Board of Commissioners  
FROM: WMPO Staff & Citizens Advisory Committee  
DATE: February 16, 2015  
SUBJECT: March 16, 2015 Information Packet regarding Cape Fear Transportation 2040 Proposed Projects and Public Open House Information

Attached you will find a set of draft project lists and maps that are intended to display projects proposed for inclusion in the fiscally-constrained *Cape Fear Transportation 2040* long-range transportation plan. These lists and maps are in draft format only and are provided to solicit comment on the proposal.

The Wilmington Urban Area Metropolitan Planning Organization (WMPO) is requesting your presence at any of the following public open houses to receive comments on the draft *Cape Fear Transportation 2040* proposal:

- Thursday, April 2<sup>nd</sup> 1PM-3PM at Forden Station, 505 Cando Street, Wilmington
- Tuesday, April 7<sup>th</sup> 4PM-6PM at the Hillcrest Community Center, 1402 Meares Street
- Tuesday, April 13<sup>th</sup> 4PM-6PM at the Halyburton Memorial Park, 4099 South 17<sup>th</sup> Street, Wilmington
- Tuesday, April 14<sup>th</sup> 4PM-6PM at Carolina Beach Town Hall, 1121 North Lake Park Boulevard, Carolina Beach
- Thursday, April 16<sup>th</sup> 4PM-6PM at Leland Town Hall, 102 Town Hall Drive, Leland
- Thursday, April 23<sup>rd</sup> 4PM-6PM at the Pender County Hampstead Annex, 15060 US Hwy 17 Hampstead
- Monday April 27<sup>th</sup> 4PM-6PM at Bradley Creek Elementary School, 6211 Greenville Loop Road Spanish language services available at this location

If you are unable to attend an open house, our website will be live to receive comments from April 1<sup>st</sup> to April 30<sup>th</sup> at <http://transportation2040.org/>.

We are requesting any proposals for changes during the public comment period which runs from April 1<sup>st</sup> to April 30<sup>th</sup>. We are requesting input from the general public and all interested parties.



## Legend

Aviation Project Identification Number (A-#)

- Aviation Project
- Aviation Runway Project

Existing Aviation Facilities

- Ⓐ Passenger Terminal
- Ⓑ VA and Business Park Area
- Ⓒ FBOs
- Ⓓ Customs Facility
- Ⓔ Rental Car Facility
- Ⓕ Rescue Base/ARFF HQ

Wednesday, January 28, 2015  
 Cape Fear Transportation 2040  
 Draft Aviation Project Ranking & Funding

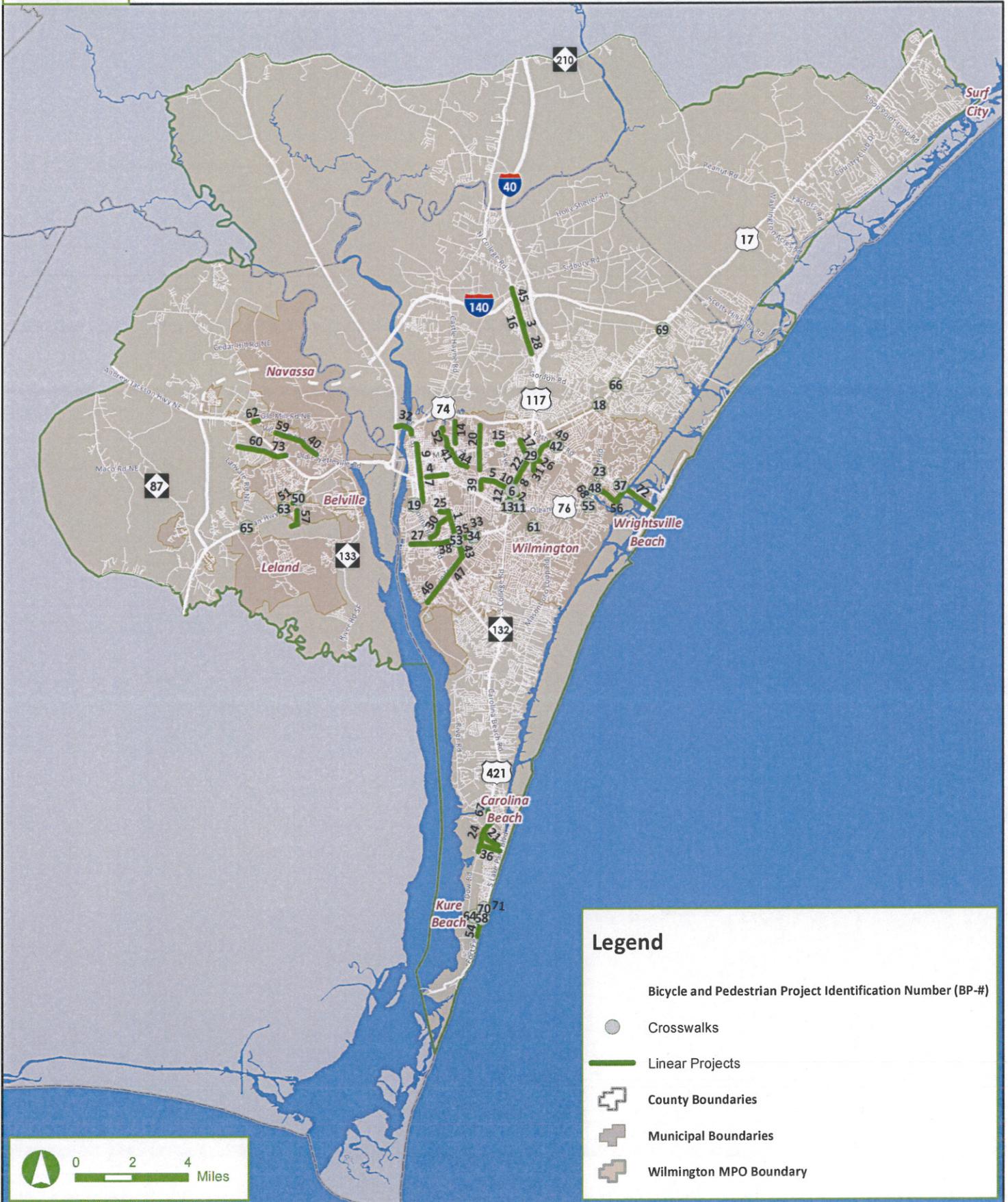
ID	PROJECT	2014 COST ESTIMATE
A-1	GA Apron Development, Phase II	\$ 1,350,000
A-2	Pipe Ditch in FBO #2 Area Direct to EDDB and Rehab GA Apron Ramp North (Survey, Testing, Design, Bidding and Permitting)	\$ 355,000
A-3	Airfield Lighting Replacement (LED)/Vault Upgrade	\$ 2,400,000
A-4	Extend Runway 24 - Phase I of IV	\$ 5,000,000
A-5	Airport Layout Plan	\$ 850,000
A-6	Terminal Improvements Phase I (Design)	\$ 850,000
A-7	Terminal Improvements Phase I (Construction)	\$ 10,000,000
A-8	Terminal Improvements Phase II (Design and Construction)	\$ 11,000,000
A-9	Pipe Ditches Rwy 24 (Mitigation)	
A-10	Mitigation	\$ 742,000
A-11	Construction	\$ 4,000,000
A-12	Rehab GA Apron Ramp North; Pipe Ditch in FBO #2 Area; Direct to EDDB (Construction)	\$ 5,000,000
A-13	Outbound Bag Room Retrofit	\$ 300,000
A-14	Taxiway A and H Widening and Paved Shoulders	\$ 5,900,000
A-15	BCA/EA for Runway 24 Extension	\$ 300,000
A-16	Extend Runway 24 - Phase II of IV	\$ 5,000,000
A-17	Design and Construction of Boat Launch for Water Access	\$ 50,000
A-18	Map on Airport Utilities	\$ 5,000

 - Suggested funding priority

 - Suggested priority should additional funds become available

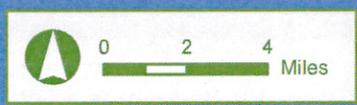


# Bicycle and Pedestrian Projects [DRAFT]



### Legend

- Bicycle and Pedestrian Project Identification Number (BP-#)
- Crosswalks
- County Boundaries
- Municipal Boundaries
- Wilmington MPO Boundary



January 28, 2015  
Cape Fear Transportation 2040  
Draft Bicycle and Pedestrian Project Ranking & Funding

ID	PROJECT	FROM	TO	2014 ESTIMATED COST
BP-1	S. 17th Street	Hospital Plaza	INDEPENDENCE BLVD	\$ 1,040,000
BP-2	Peachtree Ave	Park Ave	MacMillan Ave	\$ 209,000
BP-3	N. College Rd.	New Town Rd	Danny Pence Dr	\$ 148,000
BP-4	Wooster St.	S. 8th Street	Oleander Dr	\$ 113,000
BP-5	WILSHIRE BLV	WRIGHTSVILLE AVE	KERR AVE	\$ 1,927,373
BP-6	COLLEGE RD & WILSHIRE BLVD	N/A	N/A	\$ 75,000
BP-7	5TH AVE	ANN ST	GREENFIELD LAKE PARK	\$ 2,019,902
BP-8	COLLEGE RD	HURST DR	RANDALL PKWY	\$ 1,205,554
BP-9	5TH AVE	RAIL LINE NORHT OF CABELL ST	ANN ST	\$ 918,243
BP-10	WILSHIRE BLV	KERR AVE	MACMILLAN AVE	\$ 387,805
BP-11	OLEANDER DR & PINE GROVE DR	N/A	N/A	\$ 75,000
BP-12	COLLEGE RD	WRIGHTSVILLE AVE	WILSHIRE BLVD	\$ 621,938
BP-13	COLLEGE RD & OLEANDER DR	N/A	N/A	\$ 75,000
BP-14	23RD ST	ONE TREE HILL WAY	PRINCESS PLACE DR	\$ 1,773,262
BP-15	MARKET ST	KERR AVE	BIRCHWOOD DR	\$ 431,587
BP-16	N COLLEGE RD	NE NORTHCHASE PKWY	NEW VILLAGE WAY	\$ 1,693,962
BP-17	NEW CENTRE DR	MARKET ST	COLLEGE RD	\$ 1,077,931
BP-18	MARKET ST & GORDON RD	N/A	N/A	\$ 75,000
BP-19	CAROLINA BEACH RD & FRONT ST/BURNETT BLV	N/A	N/A	\$ 75,000
BP-20	INDEPENDENCE BLVD EXTENSION	RANDALL PKWY	SOUTH OF MLK PKWY	\$ 3,342,752
BP-21	HARPER AVE	DOW RD	S 3RD ST	\$ 1,721,627
BP-22	COLLEGE RD	RANDALL PKWY	NEW CENTRE DR	\$ 943,272
BP-23	MILITARY CUTOFF RD & EASTWOOD RD	N/A	N/A	\$ 75,000
BP-24	DOW RD	CLARENDON AVE	LAKE PARK BLVD	\$ 1,768,644
BP-25	HOSPITAL PLAZA DR PATH	LAKESHORE DRIVE	S 17TH ST	\$ 416,386
BP-26	NEW CENTRE DR	COLLEGE RD	PROPOSED TRAIL TO CLEAR RUN DR	\$ 814,801
BP-27	SHIPYARD BLVD	RIVER RD	CAROLINA BEACH RD	\$ 1,611,069
BP-28	N COLLEGE RD	NEW VILLAGE WAY	BAVARIAN LN	\$ 899,470
BP-29	COLLEGE RD & NEW CENTRE DR	N/A	N/A	\$ 75,000
BP-30	Medical Center Dr	CAROLINA BEACH RD	S 17TH ST	\$ 1,665,384
BP-31	RACINE DR	RANDALL DR	EASTWOOD RD	\$ 1,461,236
BP-32	ISABEL S HOLMES BRIDGE	US HWY 421	FRONT ST	\$ 1,725,054
BP-33	SHIPYARD BLVD	INDEPENDENCE BLVD	LONGSTREET DR	\$ 373,113
BP-34	SHIPYARD BLVD & INDEPENDENCE BLVD	N/A	N/A	\$ 75,000
BP-35	SHIPYARD BLVD	S 17TH ST	INDEPENDENCE BLVD	\$ 1,355,721
BP-36	Cape Fear Boulevard	Dow Road	Lake Park Boulevard	\$ 1,663,493
BP-37	EASTWOOD RD & WRIGHTSVILLE AVE	N/A	N/A	\$ 75,000
BP-38	SHIPYARD BLVD	CAROLINA BEACH RD	S 17TH ST	\$ 1,652,846
BP-39	INDEPENDENCE BLVD	PARK AVE	WRIGHTSVILLE AVE	\$ 596,809
BP-40	Village Rd NE A	WAYNE ST	LOSSEN LN	\$ 2,099,155
BP-41	BURNT MILL CREEK PATH	METTS AVE	MARKET ST	\$ 448,561
BP-42	EASTWOOD RD & CARDINAL DR	N/A	N/A	\$ 75,000
BP-43	S 17TH ST	INDEPENDENCE BLVD	SHIPYARD BLVD	\$ 1,039,439
BP-44	BURNT MILL CREEK PATH	COLONIAL DR	METTS AVE	\$ 650,512
BP-45	COLLEGE RD	BLUE CLAY RD	NORTHCHASE PKWY	\$ 1,044,841
BP-46	INDEPENDENCE BLVD	RIVER RD	CAROLINA BEACH RD	\$ 2,476,442
BP-47	INDEPENDENCE BLVD	CAROLINA BEACH RD	S 17TH ST	\$ 1,517,465
BP-48	WRIGHTSVILLE AVE & AIRLIE RD/OLEANDER DR	N/A	N/A	\$ 75,000
BP-49	EASTWOOD RD	CARDINAL DR	RACINE DR	\$ 522,051
BP-50	US 17 & OLDE WATERFORD WY/PLOOF RD SE	N/A	N/A	\$ 75,000
BP-51	US 17 Frontage Path	PLOOF RD	OCEAN GATE PLAZA	\$ 401,591
BP-52	BURNT MILL CREEK PATH	MARKET ST	ARCHIE BLUE PARK	\$ 2,897,886
BP-53	17TH ST & SHIPYARD BLVD	N/A	N/A	\$ 75,000
BP-54	FORT FISHER BLV	E AVE	N AVE/SEVENTH AVE	\$ 1,049,162
BP-55	OLEANDER DR & GREENVILLE LP RD/GREENVILLE AVE	N/A	N/A	\$ 75,000
BP-56	AIRLIE RD	MILITARY CUTOFF RD	EASTWOOD RD	\$ 2,258,068

January 28, 2015  
Cape Fear Transportation 2040  
Draft Bicycle and Pedestrian Project Ranking & Funding

ID	PROJECT	FROM	TO	2014 ESTIMATED COST
BP-57	W Gate Park Connector	WEST GATE DR	END	\$ 1,256,593
BP-58	K AVE & 421	N/A	N/A	\$ 75,000
BP-59	VILLAGE RD	WAYNE ST NE	OAKMONT CT NE	\$ 516,902
BP-60	Old Fayetteville Rd NE	LANVALE RD	PICKETT RD	\$ 1,912,662
BP-61	PINE GROVE RD & GREENVILLE LP RD	N/A	N/A	\$ 75,000
BP-62	Village Rd Connector	LELAND SHOOL RD	LINCOLN RD NE	\$ 298,727
BP-63	US 17 & W GATE DR/GRANDIFLORA DR	N/A	N/A	\$ 75,000
BP-64	SEVENTH AVE & K AVE	N/A	N/A	\$ 75,000
BP-65	US 17 & PROVISION PKWY	N/A	N/A	\$ 75,000
BP-66	MARKET ST & MIDDLE SOUND LOOP RD	N/A	N/A	\$ 75,000
BP-67	Bridge Barrier Rd	GREENWAY PLAN PATH	OLD DOW RD	\$ 24,730
BP-68	GREENVILLE AVE	OLEANDER DR	PARK AVE	\$ 224,280
BP-69	US 17/MARKET ST & PORTERS NECK RD	N/A	N/A	\$ 75,000
BP-70	N AVE & FORT FISHER BLVD	N/A	N/A	\$ 75,000
BP-71	N AVE	FORT FISHER BLVD	ATLANTIC AVE	\$ 38,797
BP-72	CAUSEWAY DR	AIRLIE RD	WAYNICK BLVD	\$ 9,302,884
BP-73	Old Fayetteville Rd B	PICKETT RD	BASIN ST	\$ 3,087,759
BP-74	A Brunswick Nature Park Connector	OCEAN HWY E	MALLORY CREEK	\$ 4,334,087
BP-75	VILLAGE RD NE	WAYNE RD	OLD MILL RD	\$ 1,198,902
BP-76	Clarendon Avenue	Dow Road	Lake	\$ 1,227,670
BP-77	SAINT JOSEPH ST	LEWIS DR	LEES LN	\$ 1,603,827
BP-78	Brunswick Forest Frontage Path	BRUNSWICK FOREST PKWY	WIRE ROAD	\$ 1,792,378
BP-79	Lanvale Rd NE	VILLAGE RD	OLD FAYETTEVILLE RD NE	\$ 1,124,924
BP-80	Lincoln Rd NE	WALKER ST	POST OFFICE RD	\$ 1,570,202
BP-81	S Navassa Rd	VILLAGE RD	LOOP RD	\$ 795,009
BP-82	PARK AVENUE BRADLEY CREEK BRIDGE	GREENVILLE AVE	WRIGHTSVILLE AVE	\$ 4,300,809
BP-83	Leland School Rd NE	MT. MISERY RD NE	VILLAGE RD	\$ 1,121,355
BP-84	LAKE PARK BLVD	CAROLINA SANDS DR	ALABAMA AVE	\$ 1,673,243
BP-85	MASONBORO LOOP RD	ANDREWS REACH LOOP	PARSELY ELEMENTARY SCHOOL	\$ 645,598
BP-86	Winding Trail Dr	TIMBER LN NE	OCEAN HWY E	\$ 2,823,234
BP-87	Old Mill Rd B	LANVALE RD	LELAND SCHOOL RD	\$ 2,273,920
BP-88	Fletcher Rd NE	MT. MISERY RD NE	END	\$ 1,114,309
BP-89	DOW RD	OCEAN BLVD	CLARENDON AVE	\$ 1,139,250
BP-90	MARKET ST	MARSH OAKS DR	PORTERS NECK RD	\$ 1,886,544
BP-91	PINE GROVE DR	HOLLY TREE RD	GREENVILLE LOOP RD	\$ 691,251
BP-92	S Navassa Rd	LOOP RD	BROADWAY ST	\$ 1,260,791
BP-93	S Navassa Rd	BROADWAY ST	OLD MILL RD	\$ 778,664
BP-94	Sloop Pt Loop Rd	COUNTRY CLUB DR	US HWY 17	\$ 6,394,155
BP-95	Fort Fisher Blvd	S FIFTH AVE	S FORT FISHER BLVD END	\$ 5,533,500
BP-96	PINE GROVE DR	QUAIL RIDGE RD	HOLLY TREE RD	\$ 535,924
BP-97	Country Club Road	Hwy 17/Jenkins Road	Sloop Point/Doral Drive	\$ 5,920,871
BP-98	JENKINS RD	US17	ST JOHNS CHURCH RD	\$ 311,409
BP-99	K AVE	5TH AVE	DOW RD	\$ 623,945
BP-100	Old Mill Rd	N NAVASSA RD	MAIN ST	\$ 1,669,773
BP-101	Old Mill Rd	MAIN ST	WINDING TRAIL EXTENSION	\$ 1,821,250
BP-102	Old Mill Rd	WINDING TRAIL EXTENSION	LINCOLN RD	\$ 1,154,060
BP-103	PINE GROVE DR	MASONBORO LOOP RD	QUAIL RIDGE RD	\$ 1,018,358
BP-104	Winding Trail Dr EXTENSION	VILLAGE RD	OLD MILL RD	\$ 1,046,049
BP-105	PICKET RD NE EXTENSION	TIMBER LN NE	VILLAGE RD NE	\$ 1,708,313
BP-106	B Brunswick Nature Park Connector	MALLORY CREEK	BRUNSWICK NATURE PARK	\$ 3,898,437
BP-107	Lanvale Rd NE	OLD FAYETTEVILLE RD NE	GRANDIFLORA DR	\$ 1,902,820
BP-108	MARKET ST	BAYSHORE DR	MARSH OAKS DR	\$ 2,039,829
BP-109	MALLORY CREEK PATH	ST KITTS WAY	LOW COUNTRY BLVD	\$ 1,971,083
BP-110	Grandiflora Dr	LANVALE RD NE	TIMBER LN NE	\$ 1,220,713
BP-111	Lanvale Rd NE	GRANDIFLORA DR	OCEAN HWY	\$ 2,858,576

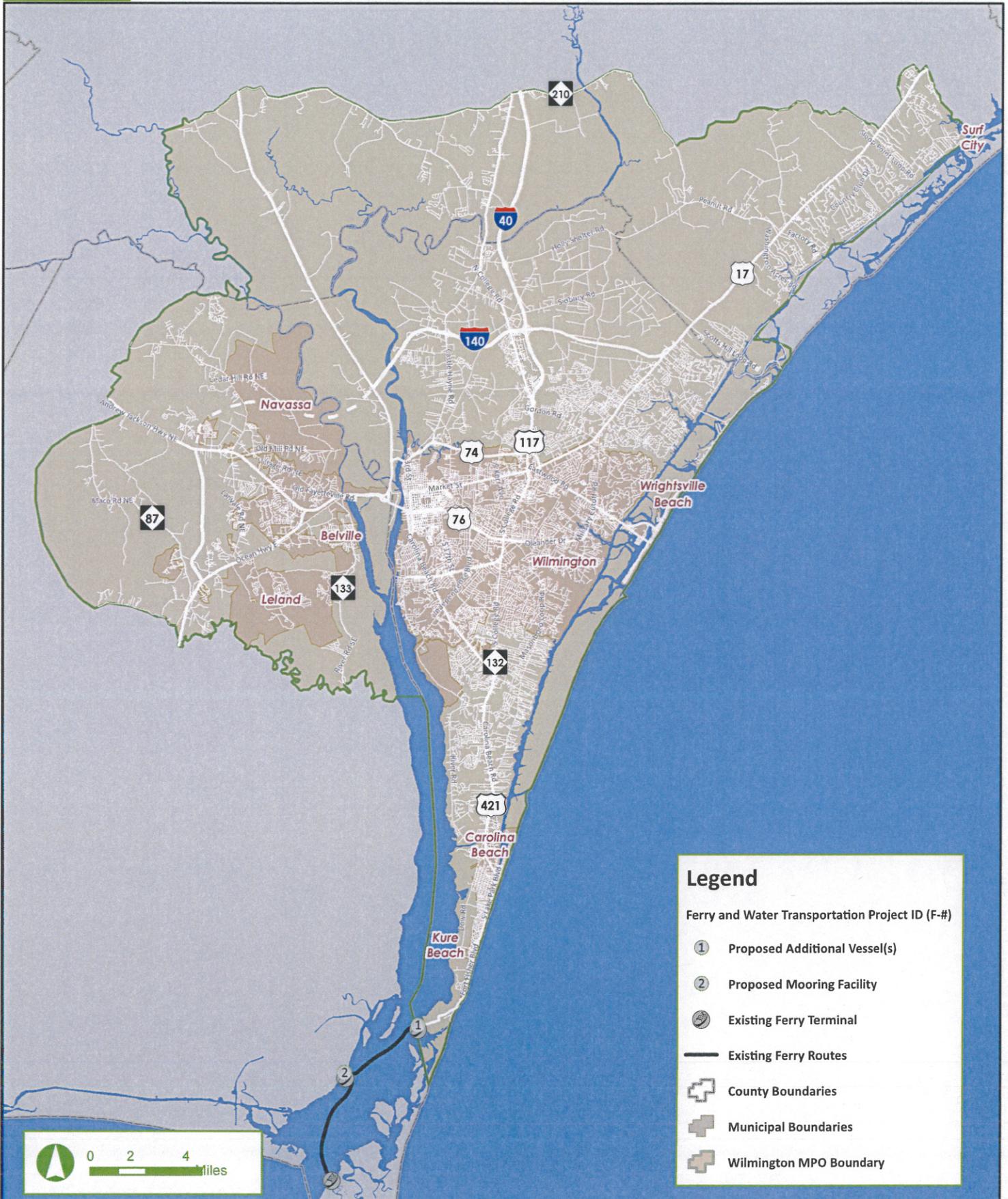
January 28, 2015  
 Cape Fear Transportation 2040  
 Draft Bicycle and Pedestrian Project Ranking & Funding

ID	PROJECT	FROM	TO	2014 ESTIMATED COST
BP-112	Ploof Rd SE	OCEAN HWY E	CHAPPELL LOOP RD	\$ 1,239,436
BP-113	PORTERS NECK RD	MARKET ST	EDGEWATER CLUB RD	\$ 1,725,291
BP-114	Jakeys Creek Connector	NIGHT HARBOR DR	JACKEY'S CREEK LN	\$ 343,120
BP-115	ST JOHNS CHURCH RD	JENKINS RD	END	\$ 496,235
BP-116	DOW RD	K AVE	OCEAN BLVD	\$ 2,582,760
BP-117	Chappell Loop Rd E	BLACKWELL RD	CHAPPELL LOOP RD	\$ 1,237,464
BP-118	MARKET ST	FUTCH CREEK RD	PENDER-NEW HANOVER LINE	\$ 1,777,862
BP-119	Torchwood Blvd	US 17 MARKET STREET	OGDEN PARK CONNECTOR TRAIL	\$ 1,582,691
BP-120	Ocean Blvd	GREENWAY PLAN PATH	DOW RD S	\$ 371,695
BP-121	OCEAN BLVD	MIKE CHAPPELL PARK	N LAKE PARK BLVD	\$ 484,469
BP-122	Blackwell Rd SE	RIVER RD	CHAPPELL LOOP RD	\$ 2,321,618
BP-123	NC 133 River Rd	BLACKWELL RD	MORECAMBLE BLVD SE	\$ 1,774,515
BP-124	NC 133 River Rd	MORECAMBLE BLVD	JACKEYS CREEK LN SE	\$ 1,309,045
BP-125	NC 133 River Rd	JACKEYS CREEK LN SE	WESTPORT DR	\$ 1,960,247
BP-126	NC 133 River Rd	MALLORY CREEK DR	WESTPORT DR	\$ 859,311
BP-127	SOUTH SMITH CREEK CONNECTOR TRAIL	SMITH CREEK PARK	Ogden Park Connector Path	\$ 2,643,924
BP-128	Smith Creek Murrayville Connection	MURRAYVILLE RD	NORTH SMITH CREEK TRAIL	\$ 1,407,648
BP-129	PENINSULA DR	TEAKWOOD DR	ISLAND MARINE DR	\$ 306,900
BP-130	Cedar Hill Rd	OLD MILL RD	ROYSTER RD NE	\$ 2,666,161
BP-131	NC 133 River Rd	MALLORY CREEK DR	SOUTHERN BLVD	\$ 3,833,688
BP-132	NC 133 River Rd	SOUTHERN BLVD	HICKORY LN SE	\$ 1,055,753
BP-133	Cedar Hill Rd	ROYSTER RD NE	WINDING TRAIL EXTENSION	\$ 2,310,901
BP-134	ALABAMA AVE	PROP TRAIL WEST OF SPOT LN	LAKE PARK BLVD	\$ 421,999
BP-135	OGDEN PARK CONNECTOR PATH	SMITH CREEK PARK CONNECTOR PATH	TORCHWOOD BLVD	\$ 1,450,424
BP-136	RAIL CORRIDOR TRAIL	US 421	QUALITY DR NE	\$ 36,664,386
BP-137	DORAL DR	SLOOP POINT RD	MASTER LN	\$ 1,171,894
BP-138	MASTER LN	DORAL DR	SLOOP POINT RD	\$ 472,985
BP-139	MARKET ST	END	FUTCH CREEK RD	\$ 703,136
BP-140	US 421	ISABEL HOLMES BRIDGE	RAIL CORRIDOR	\$ 758,795
BP-141	PORTERS NECK RD	EDGEWATER CLUB RD	BLAD EAGLE LN	\$ 2,582,582
BP-142	FUTCH CREEK RD	OLD MARKET ST	CHAMPS DAVIS RD	\$ 1,373,394

Note: The 142 projects listed above reflect high and medium priority projects identified by the Bicycle and Pedestrian Modal Subcommittee. Hundreds of additional projects were identified as needed bicycle and pedestrian facilities in the region. These additional projects were not included as part of your agenda packets out of respect for the length of the agenda packet. These projects will be presented at the open houses and will be made available online during the public comment period (April 1 - April 30, 2015)

- Suggested funding priority
- Suggested priority should funds become available

# Ferry and Water Transportation Projects [Draft]



### Legend

Ferry and Water Transportation Project ID (F-#)

- ① Proposed Additional Vessel(s)
- ② Proposed Mooring Facility
- ③ Existing Ferry Terminal
- Existing Ferry Routes
- ⊕ County Boundaries
- ⊕ Municipal Boundaries
- ⊕ Wilmington MPO Boundary

**January 28, 2015**  
**Cape Fear Transportation 2040**  
**Draft Ferry and Water Transportation Project Ranking & Funding**

ID	PROJECT	2014 COST ESTIMATE
F-1	New river class vessel (Southport to Ft. Fisher)	\$ 12,000,000
F-2	Southport Additional Mooring Facilities	\$ 1,500,000
F-3	Downtown Wilmington Dock Mooring Facility	\$ 1,500,000
F-4	Low-draft river class vessels (3)	\$ 13,500,000
F-5	Town of Navassa Mooring Facility	\$ 1,500,000
F-6	Carolina Beach Mooring Facility	\$ 1,500,000
F-7	Wrightsville Beach Mooring Facility	\$ 1,500,000
F-8	Town of Navassa Terminal/Multi-modal Hub	\$ 100,000,000
F-9	Central Marina/Independence Blvd Terminal/Multi-modal Hub	\$ 100,000,000

 - Suggested funding priority

 - Suggested priority should additional funds become available

# Freight/Rail Projects [DRAFT]



January 28, 2015  
Cape Fear Transportation 2040  
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ID	PROJECT	2014 COST ESTIMATE
FR-1	Shipyards Boulevard eb bus pullout, bus stop, and sidewalk	\$ 135,000
FR-2	Front Street widening and redesign	\$ 9,952,000
FR-3	Front Street lead railroad signalization and gates	\$ 900,000
FR-4	Study at-grade rail crossing conflicts on WTRY and spur lines near Port of Wilmington ( <i>multiple locations</i> )	\$ 300,000
FR-5	US421 Railroad crossing safety improvements south of I-140/Dan Cameron Bridge	\$ 400,000
FR-6	US421 Railroad extension from Invista to Pender Commerce Park	\$ 5,135,000
FR-7	At-grade rail crossing conflicts on NCDOT & CSX lines ( <i>multiple locations</i> )	\$ 7,200,000
FR-8	Burnett Boulevard widening to allow for queuing at north gate of NC Port of Wilmington from Carolina Beach Road to Myers Street	\$ 1,499,000
FR-9	Front Street & Burnett Boulevard turn lanes improving sb and nb truck access	\$ 233,000
FR-10	Carolina Beach Road and Shipyards Boulevard wb right turn improvements	\$ 750,000
FR-11	Shipyards Boulevard eb at Carolina Beach Road nb left turn additional queuing	\$ 175,000
FR-12	Shipyards Boulevard median closure at Rutledge Drive	\$ 25,000
FR-13	Shipyards Boulevard speed sensors and warning activation at NC Port of Wilmington	\$ 100,000
FR-14	Fourth Crossing of the Cape Fear River	\$ 641,996,000
FR-15	Leland Causeway mitigate congestion issues	\$ 56,666,000
FR-16	Freight Rail connection from Castle Hayne to Wallace	\$ 118,250,000
FR-17	Construct rail across the Cape Fear River between NC Port of Wilmington and Davis Yard	\$ 153,000,000
FR-18	River Road Realignment to encapsulate chassis yard	\$ 2,380,000
FR-19	River Road Realignment to Raleigh Street for non-port traffic	\$ 8,922,000
FR-20	NC Port of Wilmington north gate and south gate rail crossing grade separations	\$ 50,000,000
FR-21	Greenfield Street to Woodbine Street connection	\$ 2,302,000
FR-22	Carolina Beach Road at Shipyards Boulevard truck staging area addition and safer left turn movements	\$ 1,252,000
FR-23	Passenger rail from Wilmington to Raleigh	\$ 300,000,000
FR-24	Wilmington Multimodal Transportation Center	\$ 51,954,554
FR-25	Dedicated truck interstate access to NC Port of Wilmington	\$ 11,000,000

 - Suggested funding priority

 - Suggested priority should additional funds become available



# Mass Transportation Projects [DRAFT]



### Legend

- Mass Transportation Project Identification Number (MT-#)
- Park and Ride
- Transit Stop Access Improvements
- Transit Stop Amenity Upgrades
- Express Routes Service
- Additional Fixed Route Service
- ⊕ County Boundaries
- ⊕ Municipal Boundaries
- ⊕ Wilmington MPO Boundary



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ID	PROJECT TYPE	PROJECT	2014 COST ESTIMATE
MT-1	PARK & RIDE	US17 at Brunswick Forest	\$ 3,000
MT-2	PARK & RIDE	Mt. Misery at US74/76	\$ 3,000
MT-3	PARK & RIDE	Leland Town Hall	\$ 3,000
MT-4	AMENITY	Town Hall Drive (Leland)	\$ 15,000
MT-5	ADDITIONAL SERVICE	Airport Boulevard service to ILM	0
MT-6	STOP ACCESS	Oleander Drive & Independence Boulevard	\$ 75,000
MT-7	AMENITY	Oleander Drive at Whole Foods	\$ 15,000
MT-8	EXPRESS ROUTE	Downtown Wilmington to Forden Station	\$ 460,000
MT-9	EXPRESS ROUTE	Downtown Wilmington to Mayfaire	\$ 460,000
MT-10	PARK & RIDE	Mayfaire Shopping Center	\$ 3,000
MT-11	AMENITY	Lake Avenue at South College Road	\$ 15,000
MT-12	STOP ACCESS	College Road & Sanders Road	\$ 75,000
MT-13	PARK & RIDE	Carolina Beach Road at S College Road (Monkey Junction)	\$ 15,000
MT-14	AMENITY	S College Road at Randall Parkway	\$ 15,000
MT-15	AMENITY	S 17th St at Glen Meade Road	\$ 15,000
MT-16	AMENITY	N College Road at Danny Pence Drive	\$ 15,000
MT-17	AMENITY	Carolina Beach Road at Harris Teeter	\$ 15,000
MT-18	AMENITY	US17 at NC210	\$ 15,000
MT-19	ADDITIONAL SERVICE	Market Street from College Road to Porter's Neck Walmart	\$ 460,000
MT-20	AMENITY	S College Road at University Drive	\$ 15,000
MT-21	AMENITY	17th Street at Food Lion Plaza	\$ 15,000
MT-22	AMENITY	17th Street at Doctors Circle	\$ 15,000
MT-23	STOP ACCESS	Shipyards Boulevard & 17th Street	\$ 75,000
MT-24	STOP ACCESS	17th Street at Hospital Plaza Drive	\$ 75,000
MT-25	STOP ACCESS	College Road at Hurst Drive	\$ 75,000
MT-26	STOP ACCESS	College Road at New Center Drive	\$ 75,000
MT-27	STOP ACCESS	College Road at University Drive	\$ 75,000
MT-28	AMENITY	Independence Boulevard at Canterbury Drive	\$ 15,000
MT-29	AMENITY	Market Street at Kerr Avenue	\$ 15,000
MT-30	AMENITY	Market Street at Covil Avenue	\$ 15,000
MT-31	AMENITY	Independence Boulevard at Independence Mall (northbound)	\$ 15,000
MT-32	AMENITY	Independence Boulevard at Park Avenue	\$ 15,000
MT-33	AMENITY	Independence Boulevard at Independence Mall (southbound)	\$ 15,000
MT-34	STOP ACCESS	Market Street at Cinema Drive	\$ 75,000
MT-35	STOP ACCESS	Carolina Beach Road at Antoinette Drive (Monkey Junction)	\$ 75,000
MT-36	PARK & RIDE	Carolina Beach Road at Snow's Cut Bridge	\$ 3,000
MT-37	PARK & RIDE	I-40 at Cape Fear Community College North Campus	\$ 3,000

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ID	PROJECT TYPE	PROJECT	2014 COST ESTIMATE
MT-38	PARK & RIDE	Market Street at Middle Sound Loop Road	\$ 3,000
MT-39	PARK & RIDE	US17 at NC210	\$ 3,000
MT-40	PARK & RIDE	Barclay West	\$ 3,000
MT-41	PARK & RIDE	Fairfield Park	\$ 3,000
MT-42	AMENITY	College Road at University Drive	\$ 15,000
MT-43	AMENITY	17th Street at Hospital Plaza Drive	\$ 15,000
MT-44	AMENITY	Gordon Road at Food Lion Plaza	\$ 15,000
MT-45	AMENITY	Shipyards Boulevard at Commons Drive	\$ 15,000
MT-46	AMENITY	Monkey Junction Transfer Station	\$ 15,000
MT-47	AMENITY	N Lake Park Boulevard at Town Hall	\$ 15,000
MT-48	AMENITY	Shipyards Boulevard at 41st Street	\$ 15,000
MT-49	AMENITY	41st Street at Hoggard High School	\$ 15,000
MT-50	STOP ACCESS	Shipyards Boulevard at 41st Street	\$ 75,000
MT-51	PARK & RIDE	Market Street at Porters Neck Road	\$ 3,000
MT-52	AMENITY	Carolina Beach Road at Medical Center Drive	\$ 15,000
MT-53	AMENITY	Carolina Beach Road at Roses	\$ 15,000
MT-54	STOP ACCESS	Market Street & Lullwater Drive	\$ 75,000
MT-55	AMENITY	Nixon Street at 8th Street	\$ 15,000
MT-56	AMENITY	Downtown Transfer Station	\$ 15,000
MT-57	AMENITY	College Road at Wilshire Boulevard	\$ 15,000
MT-58	AMENITY	Eastwood Road at Rogersville Road	\$ 15,000
MT-59	AMENITY	Carolina Beach Road at Independence Boulevard	\$ 15,000
MT-60	AMENITY	Carolina Beach Road at Tennessee Avenue	\$ 15,000
MT-61	AMENITY	West Gate Drive at Walmart	\$ 15,000
MT-62	AMENITY	Halyburton Memorial Parkway at Ballfields	\$ 15,000
MT-63	AMENITY	Independence Boulevard at Converse Drive	\$ 15,000
MT-64	AMENITY	Princess Place Drive at N 25th Street	\$ 15,000
MT-65	AMENITY	Carolina Beach Road at Southern Boulevard	\$ 15,000
MT-66	AMENITY	Market Street at Lullwater Drive	\$ 15,000
MT-67	AMENITY	Oleander Drive at Hawthorne Drive	\$ 15,000
MT-68	AMENITY	College Road at Kmart	\$ 15,000
MT-69	AMENITY	Randall Parkway at Brailsford Drive	\$ 15,000
MT-70	AMENITY	Military Cutoff Road at Old Macumber Station Road	\$ 15,000
MT-71	AMENITY	Carolina Beach Road at Silva Terra Drive	\$ 15,000
MT-72	AMENITY	17th Street at John D Barry Drive	\$ 15,000
MT-73	AMENITY	Village Road at Food Lion	\$ 15,000
MT-74	AMENITY	Front Street at Harnett Street	\$ 15,000
MT-75	PARK & RIDE	US17 at Sidbury Road	\$ 15,000

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ID	PROJECT TYPE	PROJECT	2014 COST ESTIMATE
MT-76	AMENITY	Market Street at 16th Street	\$ 15,000
MT-77	AMENITY	Sigmon Road at Walmart	\$ 15,000
MT-78	AMENITY	Oleander Drive at Giles Avenue	\$ 15,000
MT-79	AMENITY	Wrightsville Avenue at Jones Road	\$ 15,000
MT-80	AMENITY	Wilshire Boulevard at Berkshires at Pecan Cove	\$ 15,000
MT-81	AMENITY	Wilshire Boulevard at Kerr Avenue	\$ 15,000
MT-82	AMENITY	Mt. Misery Road at Food Lion	\$ 15,000
MT-83	AMENITY	Village Road at S Navassa Road	\$ 15,000
MT-84	AMENITY	Carl Winner Avenue at Carolina Beach Avenue	\$ 15,000
MT-85	AMENITY	10th Street at Meares Street	\$ 15,000
MT-86	AMENITY	Greenfield Street at 13th Street	\$ 15,000
MT-87	AMENITY	Wrightsville Avenue at Cape Fear Memorial Hospital	\$ 15,000
MT-88	AMENITY	Front Street at Ann Street	\$ 15,000
MT-89	PARK & RIDE	I-40 at Holly Shelter Road	\$ 15,000
MT-90	PARK & RIDE	Forden Station	\$ 15,000
MT-91	PARK & RIDE	Downtown Transfer Station	\$ 15,000
MT-92	AMENITY	New Hanover County Government Center Drive	\$ 15,000
MT-93	AMENITY	New Center Drive at Bob King Buick	\$ 15,000
MT-94	AMENITY	17th Street at Little John Circle	\$ 15,000
MT-95	AMENITY	Cypress Grove Drive at Doctors Circle	\$ 15,000
MT-96	AMENITY	Medical Center Drive at Delaney Radiologists	\$ 15,000
MT-97	AMENITY	Wellington Avenue at Silver Stream Lane	\$ 15,000
MT-98	AMENITY	Wellington Avenue at Troy Drive	\$ 15,000
MT-99	AMENITY	Wellington Avenue at Flint Drive	\$ 15,000
MT-100	AMENITY	Wellington Avenue at 17th Street	\$ 15,000
MT-101	AMENITY	Main Street at Church Street (Navassa)	\$ 15,000
MT-102	AMENITY	4th Street at ABC Alley	\$ 15,000
MT-103	AMENITY	Front Street at Castle Street (northbound)	\$ 15,000
MT-104	AMENITY	Front Street at Castle Street (southbound)	\$ 15,000
MT-105	STOP ACCESS	Dawson Street at 17th Street	\$ 15,000
MT-106	STOP ACCESS	Wooster Street at 17th Street	\$ 15,000
MT-107	STOP ACCESS	Wooster Street at 3rd Street	\$ 15,000
MT-108	STOP ACCESS	Dawson Street at 3rd Street	\$ 15,000
MT-109	PARK & RIDE	I-140 at Castle Hayne Road	\$ 15,000
MT-110	AMENITY	Princess Place Drive at Montgomery Avenue	\$ 15,000
MT-111	AMENITY	Marion Drive at Rutledge Drive	\$ 15,000
MT-112	AMENITY	Nixon Street at 5th Street	\$ 15,000
MT-113	AMENITY	16th Street at Wright Street	\$ 15,000

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ID	PROJECT TYPE	PROJECT	2014 COST ESTIMATE
MT-114	AMENITY	16th Street at Kidder Street	\$ 15,000
MT-115	AMENITY	5th Street at Ann Street	\$ 15,000
MT-116	AMENITY	5th Street at Dawson Street	\$ 15,000
MT-117	AMENITY	5th Street at Castle Street	\$ 15,000
MT-118	AMENITY	Dawson Street at 9th Street	\$ 15,000
MT-119	AMENITY	Wilmington Multimodal Transportation Center	\$6,861,789
MT-120	AMENITY	US117/NC133 at Old Blossom Ferry Road	\$ 15,000
MT-121	AMENITY	US421 at Blueberry Road	\$ 15,000
MT-122	STOP ACCESS	Dawson Street & 16th Street	\$ 75,000
MT-123	STOP ACCESS	Wooster Street & 16th Street	\$ 75,000
MT-124	STOP ACCESS	Dawson Street at 8th Street	\$ 75,000
MT-125	STOP ACCESS	Wooster Street 8th Street	\$ 75,000
MT-126	PARK & RIDE	I-140 at Cedar Hill Road	\$ 3,000
MT-127	PARK & RIDE	I-140 at US421	\$ 3,000
MT-128	PARK & RIDE	US421 at Cowpens Landing Road	\$ 3,000
MT-129	PARK & RIDE	Terminus of Independence Boulevard	\$ 3,000
MT-130	PARK & RIDE	US17/74/76 at River Road (NC133)	\$ 3,000
MT-131	PARK & RIDE	Galleria Mall	\$ 3,000
MT-132	PARK & RIDE	US17 at Walmart	\$ 3,000
MT-133	PARK & RIDE	I-140 at US74/76	\$ 3,000
MT-134	PARK & RIDE	River Road (NC133)	\$ 3,000

 - Suggested funding priority

 - Suggested priority should additional funds become available



# Roadway Projects [DRAFT]



### Legend

- Roadway Project Identification Number (R-#)
- Roadway Project (Intersection Improvement)
- Roadway Project
- ⊕ County Boundaries
- ⊕ Municipal Boundaries
- ⊕ Wilmington MPO Boundary

ID	PROJECT	FROM	TO	ESTIMATED COST	
				2014	COST
R-1	Kerr Avenue Widening	Randall Parkway	US74/Martin Luther King Jr. Parkway	\$	39,955,000
R-2	I-140 Wilmington Bypass	US421	US74/76 Andrew Jackson Highway	\$	163,930,000
R-3	Military Cutoff Road Extension	US17BUS/Market Street	US17/Wilmington Bypass	\$	132,643,162
R-4	NC 133/Castle Hayne Road Widening	US74/Martin Luther King Jr Parkway	Holly Shelter Road	\$	111,437,000
R-5	US117/NC132/College Road Widening	Gordon Road	US421/Carolina Beach Road	\$	55,826,000
R-6	Gordon Road Widening	NC 132 Interchange	US 17BUS/Market Street	\$	17,300,000
R-7	US117/NC132/College Road Widening	US117/Shipyard Boulevard	Wilshire Boulevard	\$	13,986,000
R-8	US421/Carolina Beach Road Widening	Piner Road	Sanders Road	\$	9,574,000
R-9	US17BUS/Market Street Road Diet	17th Street	Covil Avenue	\$	6,840,000
R-10	US17BUS/Market Street Access Management	Military Cutoff Road	Porters Neck Road	\$	6,250,000
R-11	US17BUS/Market Street Access Management	US74/Martin Luther King Jr Parkway	Military Cutoff Road	\$	3,375,000
R-12	US17 Superstreet	Washington Acres Road	Sloop Point Road	\$	35,000,000
R-13	US117/NC132/College & US76/Oleander Intersection	US117/NC132/College Road	US76/Oleander Drive	\$	25,110,000
R-14	US17BUS/Market Street Access Management	Colonial Drive	New Centre Drive	\$	3,375,000
R-15	US421/Front Street Widening	US76/421/Cape Fear Memorial Bridge	US421/Burnett Boulevard	\$	9,952,000
R-16	US74/Eastwood Road & Military Cutoff Road	US74/Eastwood Road	Military Cutoff Road	\$	25,110,000
R-17	Carolina Beach Road & College Road Flyovers	US421/Carolina Beach Road	US117/NC132/College Road	\$	15,500,000
R-18	Isabel Holmes Bridge Flyovers	US17	US421	\$	15,500,000
R-19	US117/NC132/College & MLK Pkwy Intersection	US117/NC132/College Road	US74/Martin Luther King Jr. Parkway	\$	25,110,000
R-20	Kerr Avenue/MLK Jr Pkwy Intersection	Kerr Avenue	US74/Martin Luther King Jr. Parkway	\$	20,755,000
R-21	US421/Carolina Beach Road Upgrade	US421/Burnett Boulevard	US117/Shipyard Boulevard	\$	4,300,000
R-22	Hurst Drive Extension	Kerr Avenue	Riegel Road	\$	4,300,000
R-23	Dawson Street Streetscape	US17BUS/South 3rd Street	US76/Oleander Drive	\$	550,000
R-24	Wooster Street Streetscape	US17BUS/South 3rd Street	US76/Oleander Drive	\$	550,000
R-25	US17BUS/Market Street & 17th Street Intersection	US17BUS/Market Street	South 17th Street	\$	1,600,000
R-26	Wrightsville Avenue & Wallace Avenue Roundabout	Wrightsville Avenue	Wallace Avenue	\$	1,500,000
R-27	Oleander Drive & Pine Grove Intersection	US76/Oleander Drive	Pine Grove Drive	\$	2,100,000
R-28	Pine Grove Drive & MacMillan Avenue Intersection	Pine Grove Drive	Macmillan Avenue	\$	2,500,000
R-29	Low Grove Additional Access	Nixon Street	King Street	\$	6,100,000
R-30	Pine Grove Drive & Greenville Loop Road Roundabout	Pine Grove Drive	Greenville Loop Road	\$	1,500,000
R-31	Pine Grove Drive & Holly Tree Road Roundabout	Pine Grove Drive	Holly Tree Road	\$	1,500,000
R-32	Rice Gate Way Extension	Rice Gate Way	Mallory Creek Road	\$	6,268,000
R-33	Kerr Avenue Widening	Patrick Avenue	Wrightsville Avenue	\$	49,197,000
R-34	Old Fayetteville Road Widening	Village Road	US74/76/Andrew Jackson Highway	\$	15,391,000
R-35	N 23rd Street Widening	NC133/Castle Hayne Road	US74/Martin Luther King Jr Parkway	\$	8,692,000
R-36	NC210 Improvements	Island Creek/NC210	US17	\$	2,825,000
R-37	Wilshire Boulevard Extension	US117/132/College Road	MacMillan Avenue	\$	1,776,000

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2014  
 ESTIMATED  
 COST

ID	PROJECT	FROM	TO	ESTIMATED COST
R-38	Hampstead Bypass	Porters Neck Road	Sloop Point Road	\$ 253,254,672
R-39	Country Club/Doral Drive and Sloop Point Loop Road	Country Club Drive/Doral Drive	Sloop Point Loop Road	\$ 645,000
R-40	Kerr Avenue Extension	Wrightsville Avenue	US76/Oleander Drive	\$ 13,191,000
R-41	I-74 Upgrade	US17/74/76	WMPO Boundary	\$ 54,001,000
R-42	NC133/Castle Hayne Road & 23rd Street Roundabout	NC133/Castle Hayne Road	N 23rd Street	\$ 775,000
R-43	Front Street & Carolina Beach Road Intersection	US421/Burnett Boulevard/Front Street	US421/Carolina Beach Road	\$ 233,000
R-44	Old Fayetteville Road Interchange	Old Fayetteville Road	US74/76/Andrew Jackson Highway	\$ 7,700,000
R-45	New Centre Drive & Market Street Intersection	New Centre Drive	US17BUS/Market Street	\$ 465,000
R-46	Greenville Avenue & Oleander Drive Intersection	Greenville Avenue	US76/Oleander Drive	\$ 233,000
R-47	Shipyard Boulevard Access Management (F/R)	US421/Carolina Beach Road	Rutledge Drive	\$ 25,000
R-48	Carolina Beach Road & Shipyard Boulevard Intersection (wb right turn) (F/R)	US421/Carolina Beach Road	US117/Shipyard Boulevard	\$ 750,000
R-49	Shipyard Boulevard Widening (F/R)	US421/Carolina Beach Road	US117/Shipyard Boulevard	\$ 175,000
R-50	Burnett Boulevard Widening (F/R)	US421/Carolina Beach Road	Myers Street	\$ 1,499,000
R-51	Shipyard Boulevard Speed Sensors and Warning activation at NC Port of Wilmington (F/R)	US421/Carolina Beach Road	River Road	\$ 100,000
R-52	US17 to NC133 Connection	US17	NC133	\$ 14,422,000
R-53	NC 133/River Road Widening	US17/74/76	Rabon Way SE	\$ 34,401,000
R-54	Market Street/MUK Jr. Pkwy Flyovers	US74/Martin Luther King Jr. Parkway	US74/Eastwood Road	\$ 15,500,000
R-55	Cape Fear River Crossing - Phase I	US17	US421/Carolina Beach Road	\$ 133,705,000
R-56	Independence Boulevard Extension - Phase I	Randall Parkway	US74/Martin Luther King Jr. Parkway	\$ 78,550,000
R-58	River Road Widening	Independence Boulevard	US421/Carolina Beach Road	\$ 115,483,000
R-55	Cape Fear River Crossing - Phase II	US17	US421/Carolina Beach Road	\$ 780,195,000
R-56	Independence Boulevard Extension - Phase II	Randall Parkway	US74/Martin Luther King Jr. Parkway	\$ 73,450,000
R-57	Cape Fear Memorial Bridge Replacement	3rd Street	US421	\$ 125,000,000
R-59	Causeway Widening	US17/74/421 Confluence	NC133/River Road	\$ 56,666,000
R-60	US117/NC132/College Road Upgrade	New Centre Drive	Gordon Road	\$ 84,213,000
R-61	Head Road Extension	Greenville Loop Road	Masonboro Sound Road	\$ 28,500,000
R-62	US421/Carolina Beach Road Upgrade	US117/Shipyard Boulevard	George Anderson Drive	\$ 4,500,000
R-63	US117/NC132/College Road Upgrade	US17BUS/Market Street	Randall Parkway	\$ 5,814,000
R-64	Village Road Widening	Old Fayetteville Road	Lanvale Road	\$ 20,850,000
R-65	US117/NC132/College Road Upgrade	Randall Parkway	US76/Oleander Drive	\$ 11,970,000
R-66	Dogwood Lane Extension	Wrightsville Avenue	Pine Grove Drive	\$ 24,200,000
R-67	North College Road Widening	Murrayville Road	NC133/Castle Hayne Road	\$ 30,453,000
R-68	Randall Drive Extension	Reynolds Drive	Hooker Road	\$ 7,033,000
R-69	US17BUS/Market Street Improvements	New Centre Drive	Gordon Road	\$ 23,939,000
R-70	NC133 River Road Upgrade	US17/74/76	Old River Road	\$ 5,130,000

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ID	PROJECT	FROM	TO	2014 ESTIMATED COST
R-71	Oleander Dr/Military Cutoff Rd Access Management	Pine Grove Drive	Drysdale Drive	\$ 28,665,000
R-72	US17 Streetscape	US74/76	I-140	\$ 8,091,000
R-73	Country Club Drive Widening	US17	Sloop Point Road	\$ 13,450,000
R-74	Scientific Park Drive Extension	23rd Street	McClammy Street	\$ 9,006,000
R-75	Castle Hayne Road Streetscape	Northeast Cape Fear River	US117/NC132/College Road	\$ 10,851,000
R-76	Greenville Loop Road Widening	Pine Grove Drive	US76/Oleander Drive	\$ 47,301,000
R-77	Holiday Drive Extension	NC 210	Hoover Road	\$ 9,576,000
R-78	Village Road Streetscape	Town Hall Drive	US74/76	\$ 864,000
R-79	Saint Nicholas Road Extension	Cardinal Drive	Station Road	\$ 9,800,000
R-80	Sanders Road Widening	River Road	US421/Carolina Beach Road	\$ 7,048,000
R-81	Basin Street Extension	Old Fayetteville Road	Village Road	\$ 8,325,000
R-82	Wrightsville Avenue Improvements	Pavillion Place	Heide-Trask Drawbridge	\$ 20,603,000
R-83	Murrayville Road Widening	US117/NC132/College Road	Plantation Road	\$ 23,879,000
R-84	Wayne Street Extension	Wayne Street NE	Royal Street NE	\$ 1,884,000
R-85	Wrightsville Avenue Road Diet	Castle Street	Independence Boulevard	\$ 3,366,000
R-86	Center Drive Extension	Washington Acres Road	Factory Road	\$ 5,528,000
R-87	Wilshire Boulevard Improvements	Wrightsville Avenue	MacMillan Avenue	\$ 10,506,000
R-88	Wrightsville Avenue Improvements	US117/NC132/College Road	Hawthorne Drive	\$ 12,497,000
R-89	Wrightsville Avenue Improvements	Independence Boulevard	US117/NC132/College Road	\$ 7,775,000
R-90	Cedar Hill Road Extension	Cedar Hill Rd NE	Village Road NE	\$ 12,008,000
R-91	Natures Lane Extension	Mount Misery Road	Cedar Hill Road	\$ 14,495,000
R-92	Magnolia Drive Extension	Mount Misery Road	Old Mill Road	\$ 8,034,000
R-93	US17 & Factory Road/Peanut Road Intersection	Factory Road/Peanut Road	US 17	\$ 2,170,000
R-94	Blueberry Road Upgrade	US421	NC210	\$ 5,334,000
R-95	Wrightsville Avenue Improvements	Hawthorne Drive	US76/Oleander Drive	\$ 18,533,000
R-96	Piner Road & Grissom Road Intersection	Piner Road	Grissom Road	\$ 775,000
R-97	MacMillan Avenue Improvements	Cedar Avenue	Pine Grove Drive	\$ 1,046,000
R-98	US74/Eastwood Road & Market Street Intersection	US74/Eastwood Road	US17BUS/Market Street	\$ 25,110,000
R-99	Wrightsville Avenue & MacMillan Avenue Roundabout	Wrightsville Avenue	Macmillan Avenue	\$ 775,000
R-100	River Road Realignment (F/R)	Independence Boulevard	Raleigh Street	\$ 8,922,000
R-101	US 17 Access Management	US 74/76	WMPO Boundary	\$ 426,139,000
R-102	Salisbury Street & Causeway Drive Roundabout	US74/Salisbury Street	US76/Causeway Drive	\$ 1,240,000
R-103	US74/Salisbury Street & Lumina Avenue Roundabout	US74/Salisbury Street	Lumina Avenue	\$ 775,000
R-104	US117/NC132/College Road	US117/NC132/College Road Southbound Off-ramp	US74/MLK Parkway right-turn lane	\$ 18,137,000
R-105	US 17 Safety Improvements	Sloop Point Road	WMPO Boundary	\$ 148,089,000
R-106	Plantation Road Extension	Military Cutoff Road Extension	US17BUS/Market Street	\$ 14,289,000
R-107	Sanders Road Extension	US421/Carolina Beach Road	Grissom Road	\$ 7,098,000

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ID	PROJECT	FROM	TO	2014 ESTIMATED COST
R-108	Navassa Road & Old Mill Roundabout	Navassa Road	Old Mill Road	\$ 775,000
R-109	NC210 & Island Creek Road Intersection	NC210	Island Creek Road	\$ 1,240,000
R-110	Gordon Road Widening	NC 132 Interchange	Wood Sorrell Road	\$ 12,975,000
R-111	Saint Andrews Drive & Carolina Beach Rd Intersection	Saint Andrews Drive	Carolina Beach Road	\$ 233,000
R-112	Blue Clay Road Interchange	I-140/Wilmington Bypass	Blue Clay Road	\$ 10,800,000
R-113	Dedicated Truck Interstate Access (F/R)	US17/74/76	Woodbine Street	\$ 11,000,000
R-114	USS North Carolina Battleship Access Management	US17/74/421/NC133	USS North Carolina Road	\$ 2,170,000
R-115	US17BUS & US17 Intersection	US17BUS/Market Street	US17/Wilmington Bypass	\$ 8,370,000
R-116	Myrtle Grove/Piner/Masonboro Loop Rd Roundabout	Myrtle Grove Road/Pine Road	Masonboro Loop Rd	\$ 775,000
R-117	River Road Relocation	US421/Burnett Boulevard	River Road	\$ 4,267,000
R-118	River Road Realignment (F/R)	Burnett Boulevard	River Road	\$ 2,380,000
R-119	Mohican Trail & Masonboro Loop Rd Roundabout	Mohican Trail	Masonboro Loop Rd	\$ 775,000
R-120	Beasley Rd & Masonboro Loop Rd Roundabout	Beasley Road	Masonboro Loop Rd	\$ 775,000
R-121	Internal Port Access Road	Greenfield Street	Shipyard Boulevard	\$ 2,302,000
R-122	Carolina Beach Road & Shipyard Boulevard Intersection (nb left turn) (F/R)	US421/Carolina Beach Road	US117/Shipyard Boulevard	\$ 1,252,000
R-123	Navaho Trail & Masonboro Loop Rd Roundabout	Navaho Trail	Masonboro Loop Rd	\$ 775,000

- Suggested funding priority

- Suggested priority should additional funds become available

**PLANNING STAFF REPORT**  
**Master Development Plan**  
**The Knolls at Turkey Creek Phase II**

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**SUMMARY:**

**Hearing Date:** March 3, 2015  
**Applicant:** Stroud Engineering  
**Property Owner:** Tioga LLC.  
**Case Number:** 10957

**Development Proposal:** Stroud Engineering, applicant, on behalf of Tioga LLC., owner, is requesting Master Development Plan approval and Preliminary Plat approval for Phase II of the residential subdivision known as The Knolls at Turkey Creek Phase II (Attachment 1). Phase II includes sixteen (16) single family lots on ±11.01 acres.

**Property Record Number, Acreage, and Location:** The subject property consists of approximately ±11.01 acres and is located north of Carver Drive (SR 1437), northeast of the residential subdivision known as Bellhammon Plantation, and west of the previously approved Phase I for The Knolls at Turkey Creek in Rocky Point (Attachment 2). The subject property is zoned RP, Residential Performance zoning district and may be further identified by Pender County PIN 3223-46-7092-0000.

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**RECOMMENDATION**

The request is consistent with two (2) policies of the 2010 Pender County Comprehensive Land Use Plan. The request is also consistent with the Pender County Unified Development Ordinance; therefore Planning Staff recommends the approval of the Master Development Plan for The Knolls at Turkey Creek and recommends the Planning Board consider waiving the public hearing for Preliminary Plat Phase II.

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**HISTORY**

The property was rezoned through a General Use Rezoning on May 20, 2013 from PD, Planned Development zoning district to RP, Residential Performance zoning district. This zoning map amendment was unanimously approved by the Board of County Commissioners. The Knolls at Turkey Creek Phase I (Attachment 2) contains twenty-six (26) lots with ±4.58 acres of open space and was unanimously approved by the Pender County Planning Board on June 4, 2013. The Knolls at Turkey Creek Phase I was recorded in the Pender County Register of Deeds on April 24, 2014 (Map Book 56, Page 46).

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## **MASTER DEVELOPMENT PLAN DETAILS**

As outlined in the Unified Development Ordinance, Section 4.14 establishes the required lot size, yard setbacks, and building height for the RP, Residential Performance zoning district. The applicant must comply with lot size at a minimum of 15,000 sq. ft., a maximum building height of thirty-eight (35) feet and the dimensions outlined below for setbacks:

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

### **Services (Wastewater/Water)**

The Knolls at Turkey Creek Master Development Plan and Phase II Preliminary Plat propose on-site septic systems which is contingent upon their soil suitability analysis; subject to review and approval by the Pender County Environmental Health Department prior to Final Preliminary Plat approval.

Water service will be provided by the Pender County Utilities. The Knolls at Turkey Creek Phase I water services had no issues and will extend to the proposed Phase II of The Knolls at Turkey Creek upon project approval. Currently Pender County Utilities staff is working with The Knolls at Turkey Creek project engineer to permit the proposed water service line.

### **Landscaping & Buffers**

Residential uses in Residential Districts are not required to have buffers except as required for mobile home parks, multi-family and planned developments in accordance with Section 8.2.8, Project Boundary Buffer of the Pender County Unified Development Ordinance. This project is not required to include any buffers.

### **Open Space**

Per the Pender County Unified Development Ordinance, all proposed residential subdivisions shall provide open space in the amount of  $\pm 0.03$  acres per dwelling unit within the subdivision; half of which must be designated active open space.

The open space should be better defined on the plat. The applicant meets the open space requirements with  $\pm 0.68$  acres proposed. As there are sixteen (16) lots proposed,  $\pm 0.48$  acres is required as open space with  $\pm 0.22$  acres which must be active. The applicant is providing  $\pm 0.24$  acres active and  $\pm 0.44$  acres passive open space, which meets and exceeds the Pender County Unified Development Ordinance.

In the active open space the applicant will work with the Post Master and NCDOT to develop clusterbox locations which is in compliance with recent Postal Service policies. Any improvements in the open space are at the developers' discretion and must be included on the Final Plat for recording. The exact locations of the clusterboxes within the open space must be specified on the Preliminary Plat and are needed at this time. The ingress and egress will be subject to review from the NCDOT.

**Recreation Units**

With a proposed lot number of sixteen (16) residential units there are no recreational units required per Section 7.6.2 of the Unified Development Ordinance. Future additions to the Master Development Plan may require recreation units.

**Connectivity & Road Design**

The roadways are proposed as public and will be built to NCDOT subdivision road standards as outlined in the NCDOT Subdivision Manual published in January 2010. These roadways are subject to NCDOT review and approval through a Driveway Permit. The applicant has a driveway permit for the previously approved Phase I for The Knolls at Turkey Creek. Phase II will use the same driveway permitted for Phase I and no further improvements will be required. If future development takes place there may need to be additional improvements made per NCDOT requirements. Future phases may require further review.

The one cul-de-sac proposed in The Knolls at Turkey Creek Phase II residential subdivision conforms to the Pender County Unified Development Ordinance requirement in Section 7.5.1.F. and is a proposed with a thirty-five (35) foot paved and a fifty (50) foot right of way per the Ordinance. Per the Pender County Unified Development Ordinance Section 7.5.1.F Permanent dead end streets (cul-de-sacs) or temporary dead end (stub) streets shall be no longer than 1,000 ft. unless it is demonstrated by the developer that the configuration of the property prevents its development without longer streets to provide access to the lots and common area to be subdivided. Temporary dead end or stub streets shall provide turn around capabilities to meet NCDOT requirements. The Cul-de-sac end shall be a bulb type with minimum radii as follows: Curb & Gutter Section: RW = 45', Pavement = 37' to gutter edge, Shoulder Section: RW =50', Pavement = 35'.

Pender County Fire Marshal responded after the Technical Review Committee meeting, and shall be taken into consideration. The request is to widen the cul de sac for forty-five (45) foot paved area rather than the proposed thirty-five (35) foot paved cul-de-sac radius. Any approval or request to increase cul de sac width is the discretion of the Planning Board.

The Fire Marshal also commented on the need for twenty-six (26) foot radii on the corners of the access easement to prevent both fire apparatus and private property damage while navigating the turns. The proposed radii for the access easement are not stated and shall be in accordance with the Fire Marshal comments prior to Preliminary Plat approval.

As defined in the Pender County Unified Development Ordinance an access easement is an easement that is at least forty-five (45') feet wide and is recorded by map or other instrument in the Registry that specifically transfers rights to the adjacent property owners or specific property owners and their assigns, invitees, licensors and permittees for ingress, egress and utilities and for the construction and maintenance of ingress, egress and utility facilities. An access easement by designation on a recorded plat also transfers the right to construct and maintain water, sewer, electric and communication lines within the easement by any public entity or public utility. Per The Pender County Unified Development Ordinance Section 7.2.8 all single family dwelling subdivision lots shall have frontage upon a public or private street or access easement. The

Knolls at Turkey Creek Phase II is providing access to lot one (1), two (2) and the open space through an access easement with no access directly on Carver Drive.

The western stub of Toms Creek Road will allow for future right of way connections at the time which adjacent parcels develop. This connection is based on Section 7.2.2 of the Pender County Unified Development Ordinance; lots shall be arranged for the opening of future streets and logical further subdivision of adjacent properties.

**Lot Frontage**

According to the Unified Development Ordinance Section 7.2.3 double frontage lots that have double frontage on streets shall be prohibited except where it provides separation of residential development from traffic arteries. A buffer of at least 10 feet in width with no right of access abutting such traffic arteries shall be provided on these double frontage lots. Lot one (1) shall have no direct access Carver Drive (SR 1437) and shall be noted on plat.

All applicable state and federal agency permits including 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.

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

On Tuesday February 10, 2015 the Pender County Technical Review Committee reviewed the residential subdivision application, narrative, and Master Development Plan for The Knolls at Turkey Creek Phase II. The following responses were collected:

**Cape Fear Council of Governments RPO**

NA

**Four County Electric Company**

No Response

**NC DENR Division of Coastal Management**

Any development with thirty (30) feet of normal high water (or normal water level) will fall within the public trust area of environmental concern (AEC) and will require a CAMA permit. Applicant should contact Heather Coats if any work would be conducted near Turkey Creek or could have potential impacts to Turkey Creek.

**NC DENR Division of Forestry**

No Response

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

No Response

**NC DENR Division of Waste Management**

No Response

**NC DENR Division of Water Quality**

The Knolls at Turkey Creek has NOT submitted a permit application for the second phase. Under the common plan of development language, it is immaterial if that phase alone disturbs < one (1) acre or proposes < ten-thousand (10000) sf of new BUA. Either a new permit for Phase II needs to be applied for, or a modification to the existing phase I permit can be applied for to add Phase II.

On January 27, 2015, the Wilmington Regional Office received notification that the subject proposed project is slated for TRC review by Pender County on February 10, 2015. The project is Phase II of a larger common plan of development. The North Carolina Administrative Code requires any project that is part of a larger common plan of development to apply for and receive a Stormwater Management Permit from the Division of Energy, Mineral and Land Resources prior to development. Please understand that the NPDES 010000 Federal Construction Stormwater Permit that is issued with the Erosion Control Plan approval letter is NOT the same as a Coastal Stormwater Management Permit. Any construction on the subject site, prior to receipt of the required Coastal Stormwater permit, will constitute a violation of 15A NCAC 2H.1000 and may result in appropriate enforcement action by this Office.

Please submit either a Stormwater Permit Application Package including 2 sets of plans, completed application form, fee, and supporting documentation, or a written response regarding the status of this project and the expected submittal date, to this Office no later than February 28, 2015. Please note that you can submit either a new permit application for Phase II alone, or a modification to the existing Phase I permit, SW8 130514, to add Phase II. It is more convenient for the permittee / HOA to have just one permit to transfer and deal with, although we can permit either way. Failure to respond to this request may result in the initiation of enforcement action, and construction may experience a subsequent delay.

**NC DOT Division of Highways**

No Response

**NC DOT Transportation Planning Branch**

Phase I for The Knolls at Turkey Creek in Rocky Point was previously approved for the driveway permit and Phase II for The Knolls at Turkey Creek will use this driveway permit as well. When additional development in future phases takes place the NCDOT may require more improvements. If an additional entrance is created with a new phase on the tract to the immediate west of the subject property there should be six-hundred (600) feet of clearance on the curve on Carver Drive if the owner is considering future development.

**NC Office of State Archaeology**

We do not recommend an archaeological survey in connection with the project. Our office has reviewed this project and determined that it is unlikely to affect significant archaeological resources.

**NC Wildlife Resources Commission**

No Response

**Pender County Addressing Coordinator**

Cooper is a duplicate road name. Pender County does not allow duplicate road names. They will have to come up with another name for that cul-de-sac.

**Pender County Building Inspections**

No Issue with this request

**Pender County Emergency Management**

No Response.

**Pender County Environmental Health**

All lots require an IP/CA for this project. If soil consultants were used provide the report for each lot proposed

**Pender County Fire Marshal**

The 30' wide roadway to the two lot on the right hand of the site is good with the hammer head turn around at the end. Problem is that the corners or the turn in and at the hammer head need to have a 26' running radius. This will prevent damage to apparatus, property damage and delays in response in this area. The fire marshal office prefers a 45' radius in turn around if it is possible.

**Pender County Flood Plain Management**

Any development in the Special Flood Hazard Area will require a permit. Development means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

**Pender County Parks and Recreation**

Parks and Recreation has no issues with these requests.

**Pender County Public Library**

No Response

**Pender County Public Utilities**

Knolls at Turkey Creek Phase II – Water Service will be provided by PCU. We are working with their Engineer to permit the waterline extension. Phase I is satisfactorily completed and provisions have been made to extend into the adjacent property if it is developed.

**Pender County Schools**

No Response

**Pender County Sheriff's Department**

No Response

**Pender County Soil and Water Conservation District**

Sees no problem with this request

**Duke Energy Corporation**

Duke Energy representative spoke with Jimmy Fentress at Stroud Engineering who indicated the Knolls at Turkey Creek does not have overlap to any Duke Energy transmission ROW. If it did he is also aware that the property owner must submit a formal request directly to Duke Energy Transmission ROW Asset Protection for separate plan review and written approvals which are provided based upon compliance to our ROW restrictions (attached). What this project may have involved with it regards Duke Energy (distribution) facilities. The developer should coordinate that directly with our distribution persons who work out of Holly Shelter Road office.

**US Army Corps of Engineers**

"The Corps of Engineers' regulatory jurisdiction, pursuant to Section 404 of the Clean Water Act, manages the placement of excavated or fill material in wetlands and waters of the US. Such work, including, but not limited to, road construction and the placement of fill material to raise elevations, must be permitted by Department of the Army authorization before it is begun.

To prevent an unintentional violation of Federal law, before any construction is begun, wetlands should be identified, delineated, surveyed, and indicated on development plans. Ms. Emily Greer in the Wilmington Field Office is responsible for our regulatory program in Pender County and may be contacted to identify jurisdictional features. However, because of the delay that her workload will inflict on a timely response, you may choose to engage an environmental consultant. The efforts of the consultant, the identification and delineation of any jurisdictional features, will be subject to Ms. Greer's verification. We do not recommend, endorse, or exclusively approve any consultant.

You may contact Ms. Greer at 910.251.4567 or [emily.c.greer@usace.army.mil](mailto:emily.c.greer@usace.army.mil)."

I'm already working with the applicants for the the Knolls.

**Wilmington Metropolitan Planning Organization**

The applicant was requested to place notes on the plan regarding the available open space areas more clearly. A detail of the intersection of Toms Creek Road and Carver Drive was requested to show the connection. The cross section detail for the collector road was requested to show two (2) inches of asphalt instead of one and a half (1 1/2) inches. Change Toms Creek Rd to 60' Public Street, it cannot be an Access Easement. If septic systems are to be shared by multiple lots, please show them on the plan.

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## EVALUATION

**A) Public Notifications:** Public Notice 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 property is located within a RP, Residential Performance zoning district.

**C) Existing Land Use in Area:** This proposal is located on undeveloped land in the Rocky Point Township. The subject parcel is located on the north side of Carver Dr. (SR 1437), approximately seven tenths (.7) of a mile from the intersection of Highway 133; North West of Bellhammon Plantation, and west of the previously approved Phase I for The Knolls at Turkey Creek in Rocky Point (Attachment 2).

**D) 2010 Comprehensive Land Use Plan:** The Suburban Growth land use classification identifies those areas of Pender County where significant residential growth is expected to occur within the planning horizon. Areas designated as Suburban Growth are located primarily adjacent to municipal planning jurisdictions and within or near high growth, unincorporated areas of the County, i.e., Hampstead/Scotts Hill, Rocky Point, and portions of US 421 South. Suburban Growth designates areas where public water and public sewer are available or are planned in the near future.

### 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. **Rocky Point Goal 4B.1** The primary goal of the Rocky Point Small Area Plan is to accommodate higher density mixed use growth in and around the I-40 / US 117 and NC 210 intersections. Coordinating future growth with already planned projects within the area will be of prime importance. Large scale developments should expect to be supported by public utilities and closely evaluated through coordinated development plan review. Commercial, office and mixed used infill is expected to occur along the major highway corridors, particularly close to major intersections.
  - i. **Policy 4B.1.4**  
New development within the small area should be compatible with existing residential uses.

The request is consistent with two (2) policies of the 2010 Pender County Comprehensive Land Use Plan.

Therefore Planning Staff recommends the approval of the Master Development Plan for The Knolls at Turkey Creek and recommends the Planning Board consider waiving the public hearing for Preliminary Plat Phase II. Given that the Planning Board consider the Fire Marshal's late TRC comments about the cul de sac width requested for forty-five (45) feet radius rather than the thirty-five (35) foot requirement in Section 7.5.1.F, as the access easement concerns shall be adhered to for public safety.

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**STAFF RECOMMENDATION**

Planning Staff recommends approval of the Master Development Plan and Preliminary Plat for Phase II of the residential subdivision known as The Knolls Section 3.5.4; as well as the Master Development Plan (MDP) contents being met as prescribed in Section 6.1. Staff also recommends the Planning Board consider waiving the Preliminary Plan Public Hearing as outlined in Section 2.11, Summary of Review Authority.

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**BOARD ACTION FOR MASTER DEVELOPMENT PLAN:**

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

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

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

## APPLICATION FOR SUBDIVISION

### THIS SECTION FOR OFFICE USE

Application No.	PP 10957	Date	1-22-2015
Application Fee	\$ 660	Receipt No.	150093
Master Plan Hearing Date	3-3-2015	Preliminary Plat Hearing Date	Planning Board 3-3-2015

### SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Stroud Engineering, P.A.	Owner's Name:	Tioga LLC
Applicant's Address:	102-D Cinema Drive	Owner's Address:	P.O. Box 789
City, State, & Zip	Wilmington, NC 28403	City, State, & Zip	Castle Hayne, NC 28429
Phone Number:	910-815-0775	Phone Number:	910-279-1582

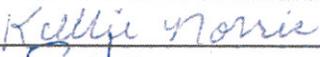
Legal relationship of applicant to land owner: **Engineer for Project**

### SECTION 2: PROJECT INFORMATION

Preliminary Plat	<input checked="" type="checkbox"/> Residential <i>RP, PD, RM, MH District</i>	<input 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):	3223-46-7092-0000	Total property acreage:	11.01 acres
Zoning Classification:	RP- Residential Performance	Acreage to be disturbed:	6.57 acres

Additional Information:

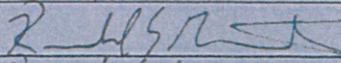
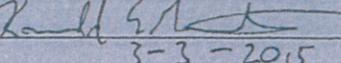
### SECTION 3: SIGNATURES

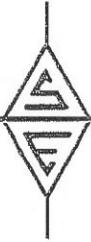
Applicant's Signature		Date:	1/16/14
Owner's Signature		Date:	1/16/14

### 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 type="checkbox"/>	Subdivision Fees: \$500 + \$10/lot-unit for the first 100 lots/units; \$5.00/lot-unit thereafter	Total Fee Calculation: \$	
<b>Attachments Included with Application: (Please include # of copies)</b>			
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: 2-10-15
Application completeness approved by:			Date: 2-10-15
Date scheduled for public hearing:	3-3-2015		

**STROUD ENGINEERING, P.A.**

CONSULTING ENGINEERS  
102-D CINEMA DRIVE  
WILMINGTON, NORTH CAROLINA 28403  
(910) 815-0775

## Project Narrative The Knolls at Turkey Creek, Phase 2

### Project Summary

The purpose of this project is to construct residential homes on approximately 10.86 acres of land located just south of Rocky Point, NC off NC133 at Carver Road. Sixteen (16) lots are planned in phase two of this development. This parcel is on record and is most recently conveyed by Deed Book 4458, Page 183 of the Pender County Registry. The parcel number is 3223-46-7092-0000. The site is afforded public water. Sewer will be served by on-site drainfields.

### Site Description

The topography of the site varies, with slopes of 0% to 5% on upland sections and slopes to 10% around wetlands. The site is presently wooded. On the southern boundary there is a small pond. The northerly boundary includes a large wetland area along the run of Turkey Creek. Most of the site drains into Turkey Creek except for a small amount that drains into the existing pond. Turkey Creek is immediately tributary to the Northeast Cape Fear River.

### Adjoining Property

Adjoining property is residential. The property to the east is subdivided into single family residential lots. The property to the west is undeveloped and wooded. Across Carver road to the south is another single family subdivision. The flood plain of Turkey Creek is to the north.

### Soils

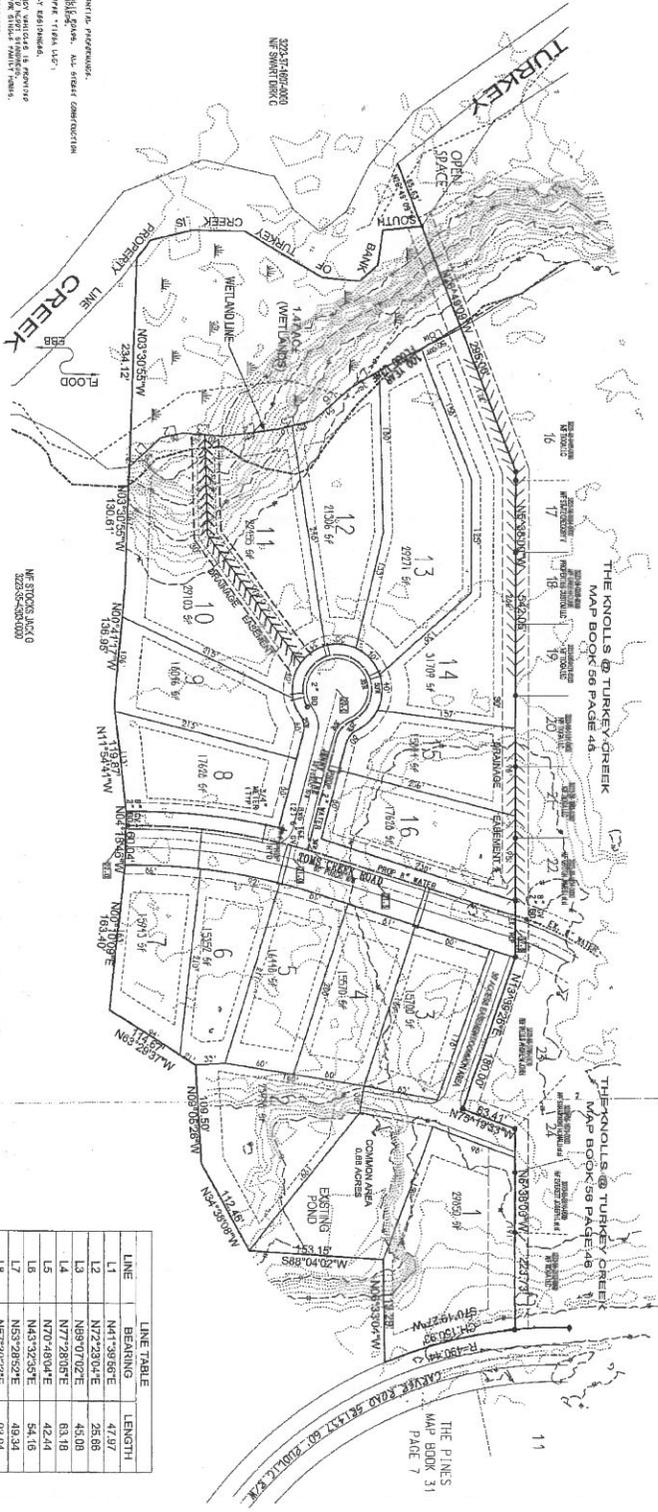
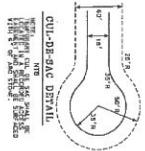
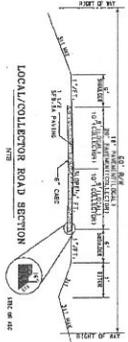
Soils in the project area are mapped in the Pender County Soil Survey as predominantly Autryville Fine Sand with Marvyn on the slope into the floodplain and Dorovan throughout the wetland floodplain area. Autryville Fine Sand is characterized as a well drained soil with rapid infiltration and slow surface runoff. Marvyn is a loamy fine sand typically found along slopes. Dorovan is characterized as poorly drained and lying in flood prone areas. There is also an insignificant amount of Pt (Pit) soil on the western boundary. It is known for areas that have been excavated. Preliminary analysis by a soil scientist indicates that there is adequate space for onsite septic systems on all of the lots.

### Planned Erosion and Sedimentation Control Practices

Silt fencing will be utilized where ground disturbance is in close proximity to wetlands, around the existing pond and around drainage inlets to control sedimentation. A construction entrance will be located at the entrance of phase two on Tom's Creek Road. A number of sediment traps will be located at the locations of proposed swales, adjacent to existing swales, and in the roadside ditches during construction where channelized flow will be adjacent to construction traffic.

### Planned Stormwater Management Practices

This project is to be low density. Stormwater from lots will flow to swales or overland to adjacent wetlands. Stormwater from the roadway will be collected in road side swales and conveyed to vegetated swales and outlet to Turkey Creek.



1. 11.1' BUFFER ZONE FROM RESIDENTIAL PERFORMANCES.
2. BUFFER ZONE FROM TURKEY CREEK. ALL GREAT CONSTRUCTION.
3. PROTECT ADJACENT PROPERTY FROM VIEW. 11.1' BUFFER ZONE FROM ADJACENT PROPERTY.
4. BUFFER ZONE FROM ADJACENT PROPERTY. 11.1' BUFFER ZONE FROM ADJACENT PROPERTY.
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15. BUFFER ZONE FROM ADJACENT PROPERTY. 11.1' BUFFER ZONE FROM ADJACENT PROPERTY.
16. BUFFER ZONE FROM ADJACENT PROPERTY. 11.1' BUFFER ZONE FROM ADJACENT PROPERTY.

WATER NOTES:  
 1. FITTINGS SHALL BE RESTRAINED ABOUT TWENTY (20) FEET FROM THE PROPERTY LINE.  
 2. ALL WASTEWATER SHALL BE TREATED TO A LEVEL OF 100 MG/L.  
 3. ALL WASTEWATER SHALL BE TREATED TO A LEVEL OF 100 MG/L.  
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 16. ALL WASTEWATER SHALL BE TREATED TO A LEVEL OF 100 MG/L.



Professional Engineer  
 State of North Carolina  
 License No. 12345  
 Date: 10/15/2024



**The Knolls @ Turkey Creek**  
 PREPARED BY: TIGRA, LLC  
 ADDRESS: 505 W. 10TH ST., SUITE 200, WILMINGTON, NC 28403  
 PHONE: 910.338.1111

DESIGNED BY: JEFF  
 DRAWN BY: JEFF  
 APPROVED BY: JEFF  
 DATE: 10/15/2024  
 SCALE: 1" = 50'  
 SHEET 1 OF 1

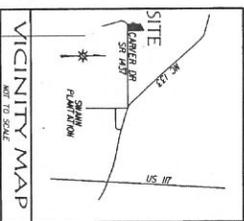
LINE	BEARING	LENGTH
L1	N41°38'56"E	47.97
L2	N72°23'04"E	25.66
L3	N69°07'02"E	45.06
L4	N77°28'05"E	83.19
L5	N70°48'04"E	42.24
L6	N45°32'56"E	54.16
L7	N57°28'02"E	49.34
L8	N07°30'23"E	83.04

**LEGEND**  
 WETLAND  
 EX. CONDUIT  
 PROJECT BOUNDARY  
 PROJECT TITLE BLOCK  
 SHEET

**Attachment 1**  
 MAP BOOK 59 PAGE 40

**SITE DATA**

DATE	10/15/2024
PROJECT	THE KNOLLS @ TURKEY CREEK
CLIENT	TIGRA, LLC
ADDRESS	505 W. 10TH ST., SUITE 200, WILMINGTON, NC 28403
PHONE	910.338.1111
DESIGNED BY	JEFF
DRAWN BY	JEFF
APPROVED BY	JEFF
DATE	10/15/2024
SCALE	1" = 50'
SHEET	1 OF 1

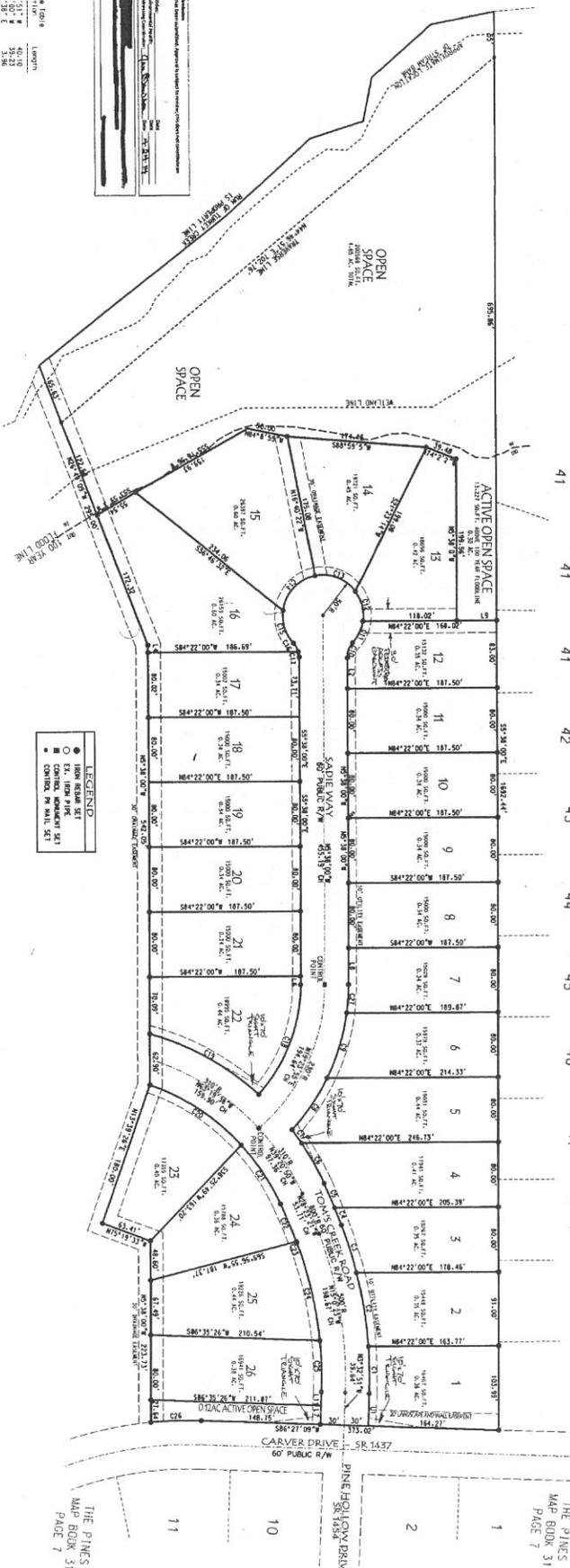


CERTIFICATE OF FINAL PLAT APPROVAL  
 PREPARED BY THE PINECREEK COUNTY PLANNING BOARD  
 APPROVED BY BOARD MEMBER: *[Signature]* DATE: 8/24/2014  
 APPROVED BY BOARD MEMBER: *[Signature]* DATE: 8/24/2014  
 3223-56-1274-0000

PARCEL IDENTIFIER CERTIFICATE  
 STREET DISCLOSURE STATEMENT—PUBLIC SHEETS  
 STATE OF NORTH CAROLINA  
 COUNTY OF FURNESS  
 TUNSTONE PLANTATION  
 PHASE 2  
 MAP BOOK 52 PAGE 5

CERTIFICATE OF REGISTRATION  
 BY RECORDER OF DEEDS  
 FURNESS COUNTY  
 FILED FOR REGISTRATION ON THE 24th DAY OF AUGUST 2014  
 AND DEED RECORDED IN MAP BOOK 52 PAGE 5

# Attachment 2



Name	Dist. (Feet)	Length	Area (Sq. Feet)	Direction
C1	614.65	518.00	317.88	N 64° 51' 51.72\"
C2	614.65	518.00	317.88	N 64° 51' 51.72\"
C3	614.65	518.00	317.88	N 64° 51' 51.72\"
C4	614.65	518.00	317.88	N 64° 51' 51.72\"
C5	614.65	518.00	317.88	N 64° 51' 51.72\"
C6	614.65	518.00	317.88	N 64° 51' 51.72\"
C7	614.65	518.00	317.88	N 64° 51' 51.72\"
C8	614.65	518.00	317.88	N 64° 51' 51.72\"
C9	614.65	518.00	317.88	N 64° 51' 51.72\"
C10	614.65	518.00	317.88	N 64° 51' 51.72\"
C11	614.65	518.00	317.88	N 64° 51' 51.72\"
C12	614.65	518.00	317.88	N 64° 51' 51.72\"
C13	614.65	518.00	317.88	N 64° 51' 51.72\"
C14	614.65	518.00	317.88	N 64° 51' 51.72\"
C15	614.65	518.00	317.88	N 64° 51' 51.72\"
C16	614.65	518.00	317.88	N 64° 51' 51.72\"
C17	614.65	518.00	317.88	N 64° 51' 51.72\"
C18	614.65	518.00	317.88	N 64° 51' 51.72\"
C19	614.65	518.00	317.88	N 64° 51' 51.72\"
C20	614.65	518.00	317.88	N 64° 51' 51.72\"
C21	614.65	518.00	317.88	N 64° 51' 51.72\"
C22	614.65	518.00	317.88	N 64° 51' 51.72\"
C23	614.65	518.00	317.88	N 64° 51' 51.72\"
C24	614.65	518.00	317.88	N 64° 51' 51.72\"
C25	614.65	518.00	317.88	N 64° 51' 51.72\"
C26	614.65	518.00	317.88	N 64° 51' 51.72\"
C27	614.65	518.00	317.88	N 64° 51' 51.72\"
C28	614.65	518.00	317.88	N 64° 51' 51.72\"
C29	614.65	518.00	317.88	N 64° 51' 51.72\"
C30	614.65	518.00	317.88	N 64° 51' 51.72\"

**DEFINITION OF IMPROVEMENTS**  
 IMPROVEMENTS ARE THOSE WHICH ARE PERMANENTLY AFFIXED TO THE LAND AND WHICH ARE OF A NATURE AS TO BE BENEFICIAL TO THE LAND AND WHICH ARE OF A NATURE AS TO BE PERMANENTLY AFFIXED TO THE LAND AND WHICH ARE OF A NATURE AS TO BE BENEFICIAL TO THE LAND.

**EASEMENT NOTE:**  
 ALL EASEMENTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RECORDS OF THE FURNESS COUNTY PLANNING BOARD AND THE FURNESS COUNTY ZONING ORDINANCES.

**CERTIFICATE OF SURVEY AND ACCURACY**  
 I, the undersigned, certify that this plat is a true and correct copy of the original survey and that the same has been prepared in accordance with the provisions of the General Statutes of North Carolina, Chapter 40A, and the rules and regulations of the State Board of Survey and Mapping.

**SURVEY CERTIFICATE (I) AND (II)**  
 I, the undersigned, certify that this plat is a true and correct copy of the original survey and that the same has been prepared in accordance with the provisions of the General Statutes of North Carolina, Chapter 40A, and the rules and regulations of the State Board of Survey and Mapping.

**The Knolls @ Turkey Creek**  
 1000 WEST WINDY HILL ROAD  
 OVERSEAS FIELD OFFICE  
 ADDRESS: 1000 WEST WINDY HILL ROAD  
 PHONE: 301-213-1322  
 STRAUSS ENGINEERING, P.A.  
 1100 WEST WINDY HILL ROAD  
 PHONE: 301-213-1322

DESIGNED: OLM  
 DRAWN: OLM  
 APPROVED: JHF  
 DATE: 4/24/14  
 SCALE: 1" = 60'  
 SHEET 1 OF 1



**Applicant:**  
Stroud Engineering

**Owner:**  
Tioga LLC.

**Master  
Development Plan  
# 10957**

**The Knolls at  
Turkey Creek Phase II**

  
Subject Property



**Vicinity Map**





**Applicant:**  
Stroud Engineering

**Owner:**  
Tioga LLC.

**Master  
Development Plan  
# 10957**

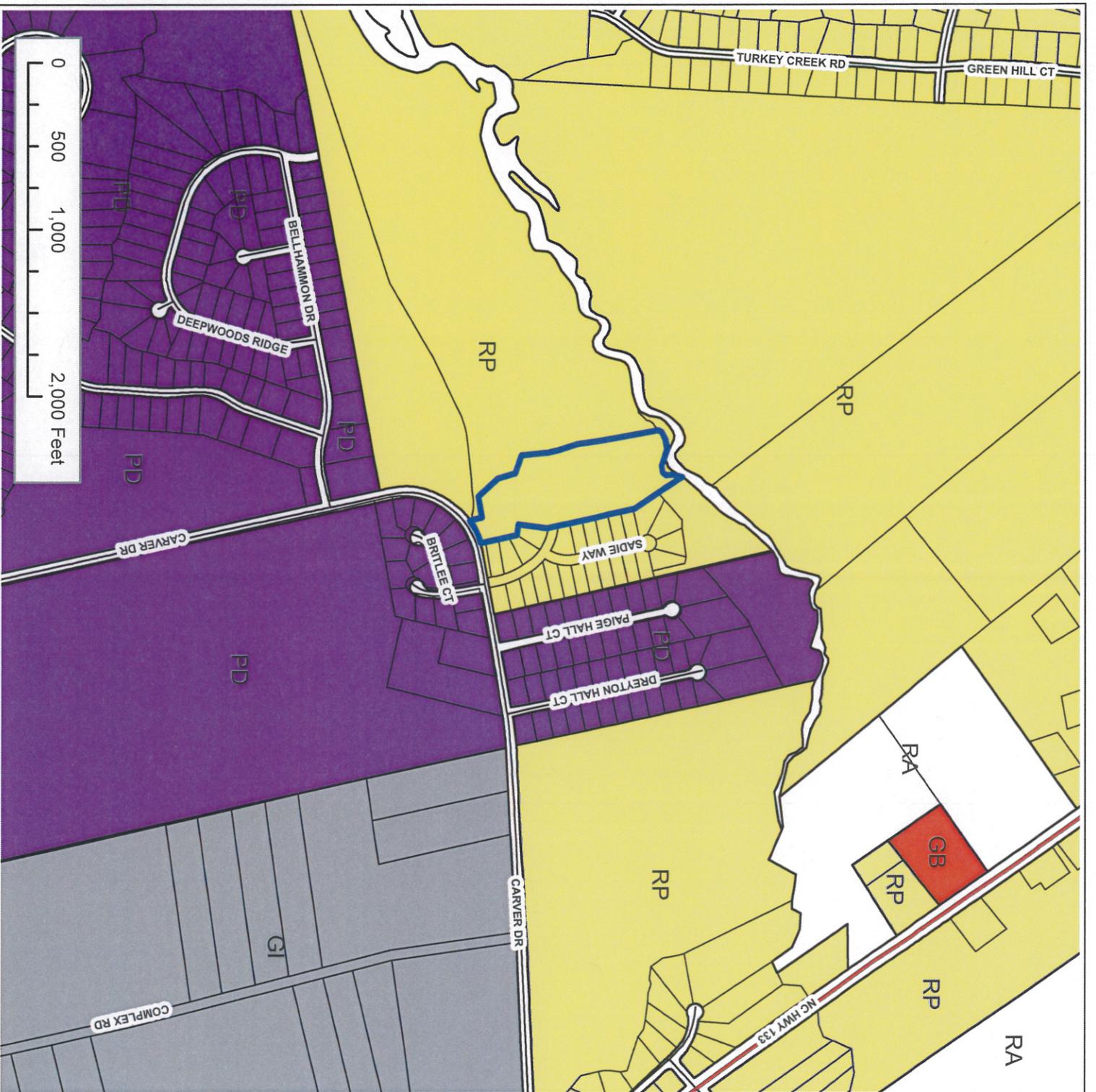
**The Knolls at  
Turkey Creek Phase II**

**Legend**

-  EC, Environmental Conservation
-  GB, General Business
-  GI, General Industrial
-  IT, Industrial Transition
-  MH, Manufactured Housing Community
-  OI, Office & Institutional
-  PD, Planned Development
-  RA, Rural Agricultural
-  RP, Residential Performance
-  Subject Property



**Current Zoning**





**Applicant:**  
Stroud Engineering

**Owner:**  
Tioga LLC.

**Master Development Plan**  
# 10957

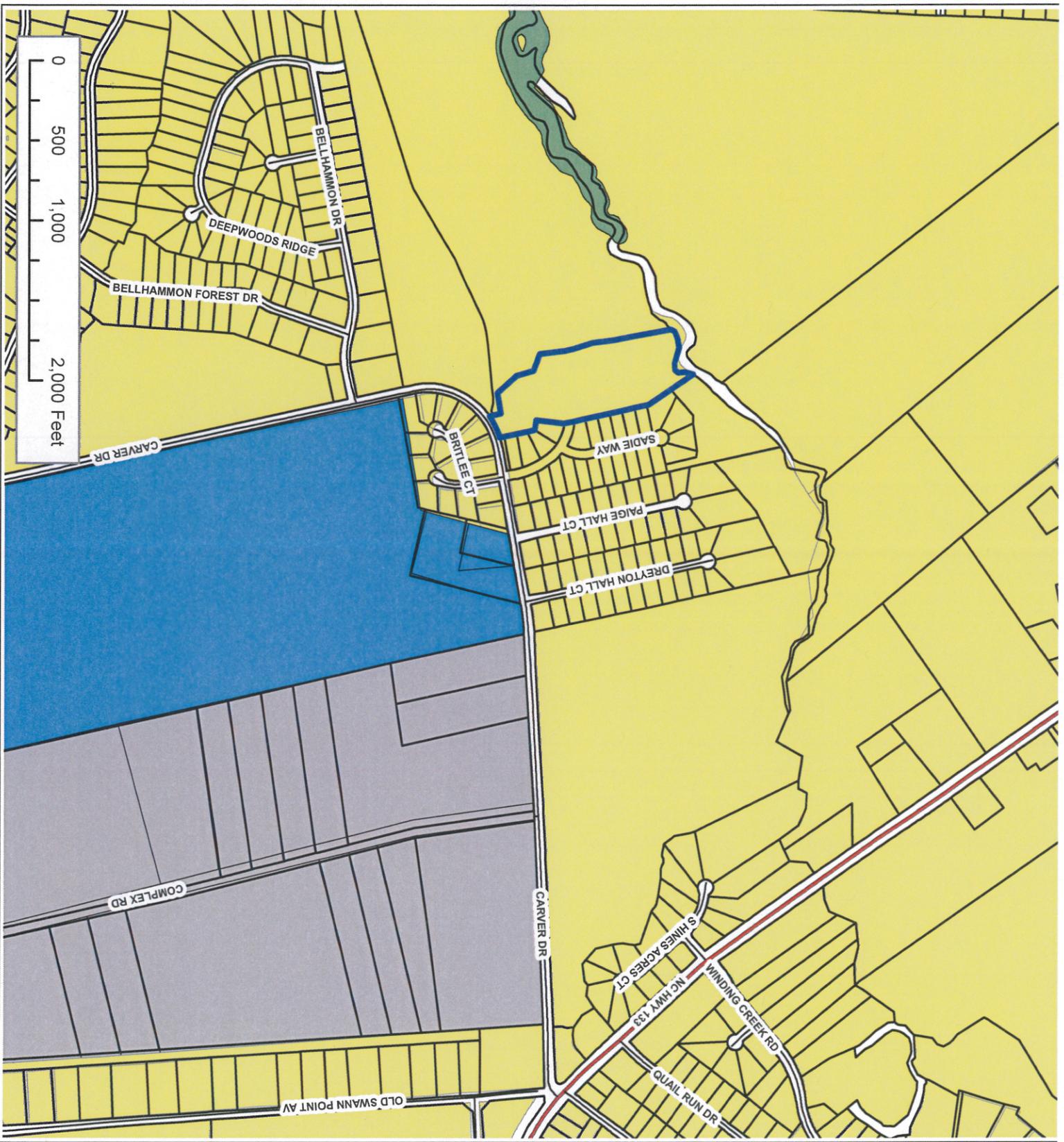
**The Knolls at Turkey Creek Phase II**

**Legend**

-  Conservation
-  Industrial
-  Mixed Use
-  Rural Growth
-  Suburban Growth
-  Office Institutional
-  Subject Property



**Future Land Use**





**Applicant:**  
Stroud Engineering

**Owner:** Tioga LLC.

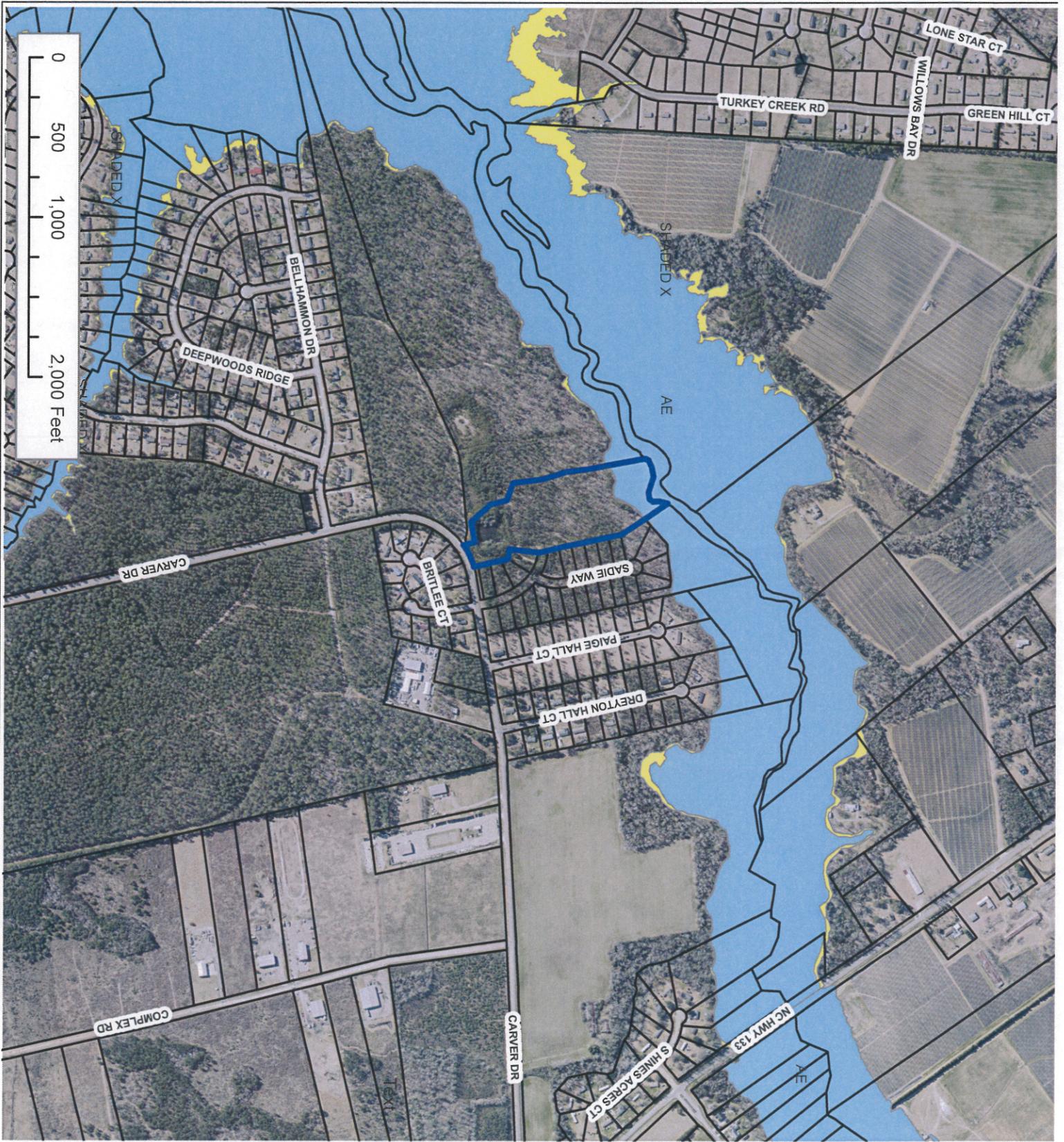
**Master  
Development Plan  
# 10957**



Subject Property



**2012 AERIAL**



**Applicant:**  
Stroud Engineering

**Owner:**  
Tioga LLC.

**Master Development Plan**  
# 10957

**The Knolls at Turkey Creek Phase II**

**Legend**

- A
- AE
- AEFW
- SHADED X
- VE
- Subject Property



**Flood Zones**