

Pender County Planning and Community Development

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



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

AGENDA

**Pender County Planning Board
Tuesday, October 13, 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: (September 1, 2015)

3. Public Comment:

(Public Hearings Open)

4. Preliminary Plat: *(Tabled Item from September 1, 2015 Planning Board meeting)*

Signature Top Sail NC, LTD, applicant and owner, is requesting the approval of a Preliminary Plat for Phase III of the mixed-use development proposal known as Wyndwater. Specifically, the request for Phase III approval includes sixty-nine (69) single-family conventional lots and forty (40) single-family attached duplex lots. The subject property is zoned PD, Planned Development zoning district. The properties are located to the north of Doral Drive (SR 1693), northwest of Sloop Point Loop Road (SR 1563), south of the conditionally approved Master Development Plan known as Cardinal Pointe and east of US HWY 17 in Hampstead and may be further identified by Pender County PINs; 4214-12-3906-0000 and 4214-04-6027-0000.

5. Zoning Map Amendment:

Grey Bull Inc., applicant, on behalf of Linda Kaye Howard Taylor et al, owner, is requesting approval of a Zoning Map Amendment for a conditional rezoning of one (1) tract totaling approximately 120.87 acres from RP, Residential Performance zoning district to RM-CD1, Residential Mixed conditional zoning district. The subject property is located to the east of US HWY 17, to the south and west of the residential subdivision Forest Sound, and to north of the residential subdivision Hampstead on the Sound in Hampstead and may be further identified by Pender County PIN 3292-27-2690-0000.

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

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

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

6. Zoning Map Amendment:

David A. West, applicant and owner, is requesting approval of a Zoning Map Amendment for a general use rezoning of four (4) tracts totaling approximately 65.56 acres from GB, General Business zoning district to RP, Residential Performance zoning district. The subject properties are located near the intersection of US HWY 117 and Anderson Rd (SR 1315) in Union Township and may be further identified by Pender County PINs; 3313-88-8748-0000, 3313-99-5261-0000, 3313-79-6117-0000 and 3313-98-3668-0000.

7. Zoning Text Amendment:

Pender County, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance to amend Sections 8.1.2 and 8.2.2 to revise the requirements for buffer location and applicability. Additionally, to amend Section 7.6 to allow for clusterboxes as a permitted use in dedicated open space, Appendix A; Definitions to add Addressing Coordinator and Appendix D; Typical Forms and Surveyor Notes, to include Addressing Coordinator approval on Final Plat.

(Public Hearings Closed)

8. Discussion Items:

a. Planning Staff Items:

- i. Collector Street and Comprehensive Land Use Plans Update:

b. Planning Board Members Items:

9. Next Meeting: November 4, 2015

10. Adjournment:

**PLANNING STAFF REPORT
PRELIMINARY PLAT PHASE III
WYNDWATER**

SUMMARY:

Hearing Date: October 13, 2015
Applicant: Signature Top Sail NC, Ltd.
Property Owner: Signature Top Sail NC, Ltd.
Case Number: 11035

Development Proposal:

Signature Top Sail NC, Ltd., applicant and owner, is requesting the approval of a Preliminary Plat for Phase III of the mixed-use development proposal known as Wyndwater. Specifically, the request for Phase III approval includes sixty-nine (69) single-family conventional lots and forty (40) single-family attached duplex lots. The subject properties are zoned PD, Planned Development zoning district.

Property Record Number, Acreage, and Location: Phase III consists of ±39.34 acres of the ±149.82 acres in the entire Master Development Plan located on the former Topsail Greens Golf Course; to the north of Doral Drive (SR 1693), northwest of Sloop Point Loop Road (SR 1563), south of the conditionally approved Cardinal Pointe Master Development Plan (Case 11067), east of US HWY 17 in Hampstead, and west of the previously recorded Phase I and Phase IIA. The subject properties may be further identified by Pender County PINs 4214-12-3906-0000 and 4214-04-6027-0000.

RECOMMENDATION

Planning Staff is submitting the proposal for Planning Board disposition. On September 1, 2015 the Planning Board requested the proposal to be tabled in order for the applicant to address the outstanding items. The request is consistent with eight (8) policies and conflicting with no policies in the 2010 Pender County Comprehensive Land Use Plan and Pender County Unified Development Ordinance. The request is consistent with other approved planning documents; therefore Planning Staff recommends the approval of the Phase III Preliminary Plat request as detailed in the report. Any and all future development, as well as all Phases or changes to the Master Development Plan are subject to Planning Board review and approval.

HISTORY

The subject property was previously known as the Topsail Greens Golf Course as recorded in the Pender County Register of Deeds on August 21, 1975 (Map Book 16, Page 73). The property was zoned PD, Planned Development zoning district from the adoption of zoning in Pender County (Pender County Zoning Ordinance 1988).

On November 12, 2013 the Pender County Planning Board conditionally approved the Master Development Plan then known as The Oaks at Sloop Point, now known as Wyndwater. Conditions for the Master Development Plan included;

1. Provide connection to adjacent property to future development to the northwest (documented under case #11067 submitted for the December Planning Board meeting);
2. Provide connection to identified "Capstone Property;"
3. Allow for "alternative" design for alleyway;
4. Allow for emergency access along the connection to Doral Drive.

Phase I containing forty-two (42) single family lots was recorded on November 4, 2014 at the Pender County Register of Deeds Map Book 57, Page 14 (Attachment 1). Phase II containing sixty-two (62) single family lots was recorded on July 7, 2015 at the Pender County Register of Deeds Map Book 57, Page 145 (Attachment 2).

At their January 6, 2015 meeting, the Planning Board voted unanimously to pass a motion to approve the Master Development Plan revision for Wyndwater with the proposed revision; of a zero lot line side yard setback as well as a C-1 Type buffer along the Northern and Southern property bounds with flexibility to allow for a C-4 type buffer.

At their July 8, 2015 meeting, the Planning Board voted unanimously to pass a motion to conditionally approve the Master Development Plan for Wyndwater to include three hundred fifty (350) units with future development and commercial development to be determined at a later date the revisions included (Attachment 3);

1. Increase the overall project area to include approximately ± 6.2 acres from the adjacent parcel to the northeast (Pender County PIN 4204-94-9912-0000);
2. Increase the overall project density from 2.72 to 3.1 units per acre;
3. Add attached duplex housing type;
4. Reduce the lot size from originally approved 12,000 sq. ft. to 5,000 sq. ft. for lots to be serviced by regional sewer;
5. Change location of Emergency Access to Doral Drive from Phase II to Phase III.

At their September 1, 2015 meeting for Phase III Preliminary Plat approval the Planning Board voted unanimously to table the Preliminary Plat Public Hearing in order for the outstanding items to be addressed by the applicant including missing TIA and other details to be included in the Preliminary Plat itself.

Phase III Preliminary Plat

Non-Residential

Currently there are not any non-residential areas identified in Phase III. The non-residential will be in a future phase and is identified as "Commercial" on the previously approved Master Development Plan. The commercial area will be located on the western side of the subdivisions near US HWY 17.

Residential

Density

In total, Wyndwater Master Development Plan was conditionally approved with a net density of ± 3.1 units per acre. Phase III is proposed to have ± 4.80 units per acre, Phase I had been approved for ± 1.6 units per acre, Phase II had been approved for ± 1.98 units per acre. The net density takes in account that certain phases may have a higher density and certain Phases may have a lower density. The Phase III submittal complies with the Master Development Plan approved net density. The average density for Phases 1-3 is currently ± 2.79 acres and is in line with the approved Master Development Plan.

According to Section 4.8.1.C the net density in the PD, Planned Development zoning district shall be a maximum of five (5) units per acre. All density calculations shall be in accordance with the Pender County Unified Development Ordinance requirements and examined further if any variables of the project change.

Phase III Density

Total Acreage	39.34
Non-Residential Acreage	0
Wetlands Acreage	0
Right-of-Way Acreage	7.19
Open Space Acreage	9.45
	Active 4.2
	Passive 5.25
Total Units	109
	Developable Land 22.7
	Net Density 4.80

Total Requested Lots

Phase III Preliminary Plat submittal request includes one hundred nine (109) lots. The request includes sixty-nine (69) single-family detached housing types forty (40) attached duplex housing types (Attachment 4).

Phase III is proposed to be broken into sections 1-2. The applicant is required to show this phasing of the Preliminary Plat if the intentions is to not record the entire Preliminary Plat project area during the Final Plat process. The applicant has met the requirements of Phase III on the Preliminary Plat.

Phase III	Lots
Section I	73
Section II	36

Per Section 6.5.8.D if a Final Plat has over one hundred (100) or more lots, this submittal includes one hundred nine (109) lots; therefore the minimum initial recordation is required to be fifty (50) lots/units with minimum increments of ten (10) lots/units thereafter.

Lot Requirements

As outlined in the Unified Development Ordinance, Section 4.8.1.D the Master Development Plan established the required lots sizes, yard setbacks, and building height. Building height has been previously approved at thirty-eight (38) feet for the Master Development Plan.

The proposed building setbacks for Phase III will include twenty (20) foot front yard setbacks, twenty (20) foot rear yard setbacks, ten (10) foot side yard setbacks, and fifteen (15) foot corner yard setbacks in accordance with the Master Development Plan, with no change requested.

Landscaping & Buffers

All landscape and buffers are to be approved in accordance with Section 8.2.8 of the Pender County Unified Development Ordinance. In multi-family and Planned Developments a Buffer A is required along all boundaries adjacent to a street. Buffer C is required along all boundaries adjacent to single-

family residential uses or residential lots with a parcel size of less than one (1) acre and when a single-family structure is within fifty (50) feet of the boundary of the development.

The applicant has provided a Buffer Plan for Phase III. The proposed Buffer Plan shows the existing trees in the proposed Phase III area and the proposed buffers specified by Section 8.2.8 of the Pender County Unified Development Ordinance. The Buffer Plan adequately addresses the buffer standards set forth by the Pender County Unified Development Ordinance.

Open Space

Per the Pender County Unified Development Ordinance Section 7.6, 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 required open space for Phase III ± 3.27 acres. Currently ± 9.45 acres of open space will be provided in this proposal with ± 5.25 acres to be dedicated as passive open space and ± 4.2 acres to be dedicated as active open space. The submittal meets the open space requirements set forth in Section 7.6.1.C of the Pender County Unified Development Ordinance.

Recreational Units

Recreational facilities shall be in a configuration and location that is easily accessible to the dwelling units that they are designed to serve and may be placed within active or passive open space required areas. Currently, Phase III is proposed to have one hundred nine (109) single family units. According to Section 7.6.2 the recreation unit for Phase III is 1.5 and the financial amount is \$15,000.

Phase III contains a pool facility (NAICS 713940) with twenty-two (22) parking spaces. Per Section 7.10.1 Outdoor Recreation requires one (1) parking space per five hundred (500) square feet of enclosed floor area plus one (1) parking space per one thousand (1,000) square feet of outdoor use area. At this time the outdoor recreation will consist of approximately 18,000 square feet and the indoor will consist of ± 500 square feet. The proposed pool facility will be servicing Phase I-III including a total of 213 lots. The submittal meets the open space requirements set forth in Section 7.6.1.C of the Pender County Unified Development Ordinance.

Roadways

Public Roadways

Public roadways must be built to NCDOT standards as outlined in the NCDOT Subdivision Manual published in January 2010.

Currently there is one (1) public roadway identified on the Phase III Preliminary Plat. The northern most roadway is running southeast to northwest connecting to the Cardinal Pointe Master Development Plan (Case #11067) and terminating with the temporary cul de sac. The temporary cul de sac will be removed once this collector street is constructed and the adjacent parcel develops. The proposed public roadway has a fifty (50) foot right of way with two (2) foot valley gutters.

Private Roadways

According to Section 7.5.3 all designated private streets shall be designed and constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards. The proposed private right-of-ways are identified on the Phase III Preliminary Plat as forty (40) feet in width with two (2) foot valley gutters; which will meet the NCDOT standards as outlined in the 2010 Subdivision Manual with a curb and gutter section.

Previously seven (7) road names were outstanding however the applicant has obtained seven (7) approved road names through the Pender County Addressing Coordinator.

Street Connectivity and Access

The PD, Planned Development zoning district per Section 4.8.1.E requires reasonable access to be provided to adjacent properties for development. Adequate connections to adjacent parcels will promote interconnectivity and build road networks throughout the County (Attachment 5). Per Section 7.5.3.C.5 these roadways are required to be designated as public when connected to adjacent parcels. This requirement of a public dedication will include the emergency access to Doral Drive (SR 1693).

The proposed connections to the Cardinal Pointe Master Development Plan (Case #11067) will be dedicated as public and will have a right of way width of fifty (50) feet. Currently there is a proposed temporary cul de sac leading the proposed main collector roadway which will be removed once the adjacent property develops.

The eastern most private roadway near the proposed pool facility will have a cul de sac leading to the previously conditioned emergency access to Doral Drive (SR 1693). Per TRC the emergency access will be required to be twelve (12) feet in width and have the approved breakaway bollards at the front of the emergency access. The emergency access will be required to be dedicated as a public access easement and will be located here for the safety and well-being of the residents.

Traffic

A TIA assesses the effects of specific developments traffic on the community. An examination of traffic impact on the existing road network surrounding the subject properties must be updated. The examination of traffic impact will require coordination with NCDOT and the Wilmington Metropolitan Planning Organization (WMPO). At this time a Traffic Impact Analysis is required; the developer must submit this document prior to the completion of any Phases. Currently the TIA is outstanding and will be required to be submitted before the signing of any Plats. The Preliminary Plat will not be approved until the completed TIA has been submitted to Pender County Planning Staff. The TIA will determine what improvements are necessary to the existing roadway network. Listed below are the approved study intersections for the TIA. Currently the WMPO has approved the scoping document, but the completed TIA itself is outstanding at the time of submittal. Listed below are the approved study intersections.

1. Sloop Point Loop Road at Site Access 1 (northeast of Masters Lane)
2. Sloop Point Loop Road at Site Access 2 (northeast of Friendly Lane)
3. US 17 at Edens Lane
4. US 17 at Future Connection Access
5. US 17 at Topsail Greens Drive
6. US 17 at Topsail Plantation Drive
7. US 17 at Sloop Point Road
8. US 17 at Sloop Point Loop Road
9. US 17 at Champion Drive

Pedestrian Access

The Coastal Pender Collector Street Plan recommends five (5) foot sidewalks on both sides of the collector streets which are well connected to all sidewalks and walkways to internal and adjacent developments. The applicant has proposed five (5) foot sidewalks on the main public collector roadway in the subdivision.

The proposed sidewalks in Phase III will give the future residents accessibility to the active open spaces areas within the subdivision including accessibility to a five (5) foot mulch walking path located in the active open space west of the proposed pool and south of the proposed collector street. Connection from the proposed sidewalks and the proposed private streets to the proposed five (5) foot mulch walking trail may be appropriate.

The Doral Drive (SR 1693) emergency access connection and pedestrian facility will connect into the planned STP-DA sidewalk along Doral Drive (SR 1693), and the awarded North Carolina Safe Routes to School pedestrian path connecting North Topsail Elementary and Hampstead Kiwanis Park. Currently the let date for the project is designated for November of 2015. The proposed construction will tentatively start in early of 2016.

Services (Wastewater/Water)

Phase III wastewater will be treated by Pluris, a private regional treatment facility. An intent to service letter was provided by the applicant on behalf of Pluris (Attachment 6). The original wastewater approval is for forty (40) single family residences, but may be increased to two hundred ten (210) single family residences as Pluris accepts future capacity. The applicant shall work directly with Pluris and the County for each Phase approval.

The Pender County Utilities Department is working closely with the applicant to satisfy applicable requirements for the Phase III water needs. A detailed plan is required to be submitted to Pender County Utilities Department depicting the intended sub-phasing of Phase III Preliminary Plat. A required inter-connection to the existing network will be required. This inter-connection will be required to be constructed before proceeding with Phase III Section 2.

Environmental Concerns

The Phase III Preliminary Plat does not contain wetlands, Special Flood Hazard areas, or CAMA Areas of Environmental Concern areas.

Tree Survey

The PD, Planned Development zoning district requires a tree survey to be submitted prior to the Final Preliminary Plat approval, the applicant shall be required to update the tree survey due the expansion of the subject property.

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 each Phase as applicable.

At this time no state and federal permits have been obtained. All permits must be received before the Preliminary Plat can be signed. The following permits are still outstanding:

1. NCDEMLR Sediment erosion control Permit;
2. NCDOT Roadway drawing;
3. NCDOT Driveway Permits;
4. NCDOT Hydraulics Approval;
5. NCDEMLR water;
6. NCDEMLR Sanitary Sewer;
7. PCU water ;

8. NCDENR Clear and Grade;
9. NCDEMLR Stormwater permit.
10. USACE JD

Technical Review Committee (TRC) Responses:

On Tuesday August 11, 2015 the Pender County Technical Review Committee reviewed the Phase III Preliminary Plat of Wyndwater. The responses collected can be seen in Attachment 7.

EVALUATION

A) Public Notifications: Public Notice of the proposal for map change has been advertised in the *Pender-Topsail Post and Voice* and a public notification sign has been placed on the property.

B) Existing Zoning in Area: The properties are located within a PD, Planned Development zoning district. The intent of the PD, Planned Development zoning district is to provide an alternative to a conventional development. The PD district allows projects of innovative design and layout that would not otherwise be permitted under this Ordinance because of the strict application of zoning district or general development standards. The PD district encourages progressive land planning and design concepts. The properties to the north and east are zoned RP, Residential Performance zoning district and the properties to the south and west are zoned PD, Planned Development zoning district.

C) Existing Land Use in Area: This proposal is located within the area previously known as the Topsail Greens Golf Course, west of the property is the existing Topsail Greens Community. The properties immediately north are low density residential housing communities, Sloop Point South and Cardinal Acres Manufactured Home Park. Along the immediate southern boundary is a low density residential subdivision called Greenway Plantation and moderate density multifamily (Vista Cove). Along the immediate east boundary is the previously recorded Phase IIA of Wyndwater.

D) 2010 Comprehensive Land Use Plan:

Mixed Use: The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian, and transit friendly manner.

Supporting Comprehensive Plan Policies and Goals:

- a. **Growth Management Goal 1A.1** Manage the physical growth and development of Pender County by promoting more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the predominant rural lifestyle and coastal environment that makes the County a unique place to live.
 - i. **Policy 1A.1.2**
Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can be most cost effectively provided and extended to serve existing and future development.
- b. **Transportation Goal 2B.1** Manage the timing, location and intensity of growth by coordinating transportation improvements in accordance with the Comprehensive Land Use Plan and the Coastal Pender Collector Street Plan.
 - i. **Policy 2B.1.4**
Adopt regulations that require new developments and individual sites throughout the County to provide vehicular and pedestrian interconnectivity to existing or planned adjacent sites and adjoining developments.
 - ii. **Policy 2B.1.9**

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

- c. **Water and Sewer Goal 2A.1** manage the timing, location and intensity of growth by locating water and sewer improvements in accordance with the Comprehensive Land Use Plan and Water and Wastewater Master Plans.
- d. **Emergency Services Goal 2E.1** Ensure adequate response times and capabilities of Sheriff, Police, Fire and Emergency Medical Services.
 - i. **Policy 2E.1.2**
Ensure that streets and parking lots within new developments are designed and constructed to accommodate the turning radius and load bearing requirements for emergency services vehicles and equipment.

The request is consistent with eight (8) policies from the 2010 Pender County Comprehensive Land Use Plan and conflicts with none.

Previous Conditions

1. Provide connection to adjacent property for future development to the northwest of the subject property (documented under case #11067 Cardinal Pointe, as submitted to Planning Board in December 2013);
2. Provide connection to identified "Capstone Property" identified by Pender County PIN 4214-22-7567-0000;
3. Allow for "alternative" design for alleyway as shown on Master Development Plan Submittal Page C-3.4;
4. Allow for emergency access along the connection to Doral Drive (SR 1693) in Phase III;
5. The temporary cul de sac shown on the western portion of the Master Development Plan (PG C-3.2 of Site Plan and C-3.1) of the pending Preliminary Plat) shall be converted to a through roadway at the time of the adjacent parcel development; the roadway connecting the Wyndwater and Cardinal Pointe shall be built to collector street standards as outlined in Section 7.5.3.C. Coordination between the applicant and the adjacent property owner shall be necessary to ensure interconnectivity;
6. Additional to the condition five (5), a second roadway connection shall be shown to the adjacent parcel (PIN: 4204-94-9912-0000 and identified as the Cardinal Pointe Master Development Plan Case # 11067). These connections shall be further delineated in each Phase submittal for review and approval.

Ordinance Items Outstanding

1. A completed TIA will be required to be submitted before the Preliminary Plat can be signed this can be handled internally.
2. An inter-connection to the waterline on US HWY 17 will be required before the applicant can proceed with Phase III Section 2.
3. Currently state and federal permits are outstanding. The following permits are still outstanding:
 1. NCDEMLR Sediment erosion control Permit;
 2. NCDOT Roadway drawing;
 3. NCDOT Driveway Permits;
 4. NCDOT Hydraulics Approval;
 5. NCDEMLR water;
 6. NCDEMLR Sanitary Sewer;
 7. PCU water ;
 8. NCDENR Clear and Grade;
 9. NCDEMLR Stormwater permit.
 10. USACE JD

STAFF RECOMMENDATION

Planning Staff is submitting the proposal for Planning Board disposition. The request is consistent with eight (8) policies and conflict with no policies included in the 2010 Pender County Comprehensive Land Use Plan and Pender County Unified Development Ordinance, as well as, other approved planning documents. Therefore Planning Staff recommends the approval of the Phase III Preliminary Plat requests as detailed in the report with the applicable conditions for the development known as Wyndwater. Any and all future development, phases or changes to the Master Development Plan are subject to the Planning Board review and approval. All outstanding items will be required to be completed before the Preliminary Plat can be signed.

BOARD ACTION FOR PHASE III PRELIMINARY PLAT:

Motion: _____ **Seconded:** _____

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

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

APPLICATION FOR SUBDIVISION

THIS SECTION FOR OFFICE USE			
Application No.	PP 11035	Date	7-17-15
Application Fee	\$ 1545	Receipt No.	151818
Master Plan Hearing Date	7-8-15	Preliminary Plat Hearing Date	9-1-15

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Signature Top Sail NC, LP	Owner's Name:	Signature Top Sail NC, LP
Applicant's Address:	9337B Katy Freeway #377	Owner's Address:	9337B Katy Freeway #377
City, State, & Zip	Houston, Texas 77024	City, State, & Zip	Houston, Texas 77024
Phone Number:	713-822-3891	Phone Number:	

Legal relationship of applicant to land owner: **Owner**

SECTION 2: PROJECT INFORMATION			
Preliminary Plat	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):	4214-12-8251-0000	Total property acreage:	39.34
Zoning Classification:	PD	Acreage to be disturbed:	39.34

Additional Information:
Phase 3 Only

SECTION 3: SIGNATURES			
Applicant's Signature	<i>[Signature]</i>	Date:	7/16/15
Owner's Signature	<i>[Signature]</i>	Date:	8/18/15

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			Total Fee Calculation: \$ 1545.00		
Attachments Included with Application: (Please include # of copies)					
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports
Payment Method:	Cash: <input type="checkbox"/> \$ _____	Credit Card:		Check: <input checked="" type="checkbox"/> Check # 9113	
Application received by:		<i>[Signature]</i>			Date: 7-17-15
Application completeness approved by:		<i>[Signature]</i>			Date: 7-17-15
Date scheduled for public hearing: 9-1-15					

GSP CONSULTING

July 17, 2015

Pender County
Planning and Community Development
805 S. Walker Street
Burgaw, NC 28425

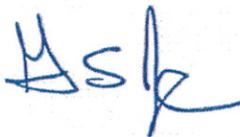
Re: Wyndwater – Phase 3
Project Narrative

Dear Mr. Meredith:

This phase of the Wyndwater project is an extension from Phase 2. This phase of the project will contain 109 single family home & duplex units that will contain Public NCDOT subdivision roads & Private Streets serving all of the lots. The Emergency Access from Doral Drive is shown in this Phase connecting to the proposed Private Subdivision Street. The project will also include a Public waterline extension and a sewer main extension that will be owned and maintained by Pluris, LLC. The primary stormwater measures for this site will be a closed conduit system that will direct the runoff to a proposed wet detention basin that will be designed to control the peak runoff from the 10-year storm event and will be analyzed for the 100-year storm event to prevent flooding of the proposed development. This project will require approvals from DENR-Public Water Supply Section for the water line extension, NCDOT for the subdivision street, NCDENR-Division of Water Resources for the sewer extension & NCDENR-Division of Energy, Mineral and Land Resources for Stormwater & Erosion & Sediment Control. The traffic for this phase of the development are estimated to be approximately 892 total daily trips with 70 in the AM peak hour and 91 in the PM peak hour based on the ITE Trip Generation Manual 8th edition using ITE Code 210 for single family homes & Code 230 for the duplex units. A TIA is currently being prepared by Davenport and Associates that will be reviewed by Pender County, NCDOT & the WMPO.

Please contact me immediately at (910) 442-7870 or gpape@gsp-consulting.com if you have any questions or require additional information.

Sincerely,
GSP CONSULTING, PLLC.

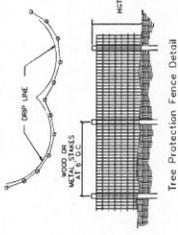


Garry S. Pape, P.E.



	DWG No. C-2 SHEET No.
	GSP CONSULTING, PLLC ENGINEERING 4635 Condoe Road, Unit C, Wilmington, North Carolina 28411 Tel: 910-794-6658
	EXISTING CONDITIONS
	WYNDWATER - PHASE 3 Pender County Topsail Township North Carolina
Designer: GSP Date: 06/2015	Scale: 1" = 100' Date: 06/2015
Drafter: GSP Date: 06/2015	Project No.: 2015-0004
Date: 06/2015 By: GSP	Revision:





- Tree Preservation Notes:**
1. Tree destruction / removal from is required prior to clearing & land disturbance.
 2. Prior to any clearing, grading or construction activity tree preservation plans shall be submitted to the permitting authority.
 3. No trees shall be removed or damaged during construction unless otherwise permitted by the permitting authority.
 4. Structures bearing to be measured throughout the duration of construction shall occur subsequent to the construction requirements and methods.

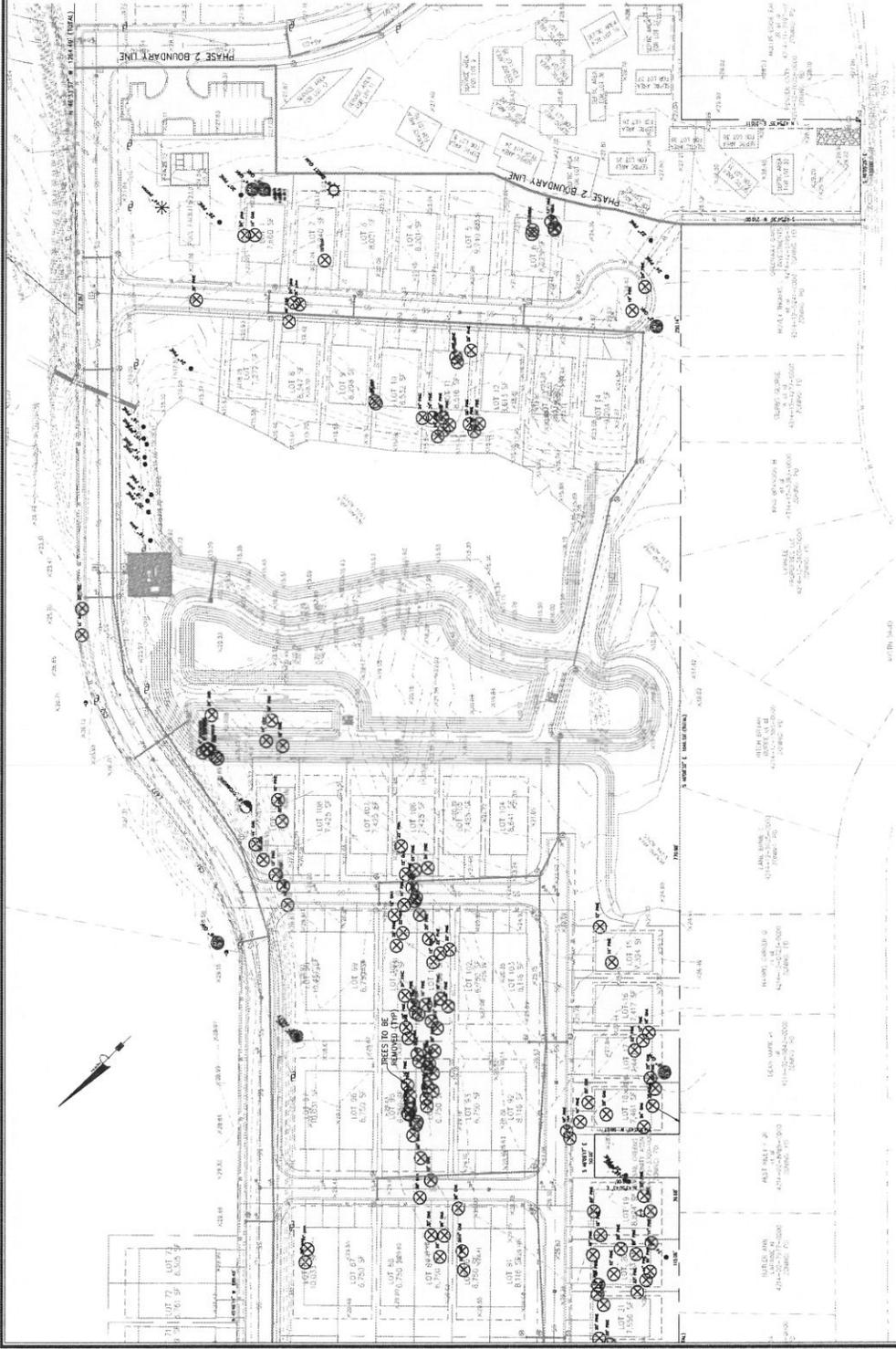


PREPARED FOR:
 SIGNATURE TOP SALES, LLC
 10000 W. 10th Street, Suite 207
 Hickory, NC 27024
 714-822-3001

TREE INVENTORY PLAN

WYNDWATER - PHASE 3
 Pender County
 North Carolina

NO.	REVISION	Date	By

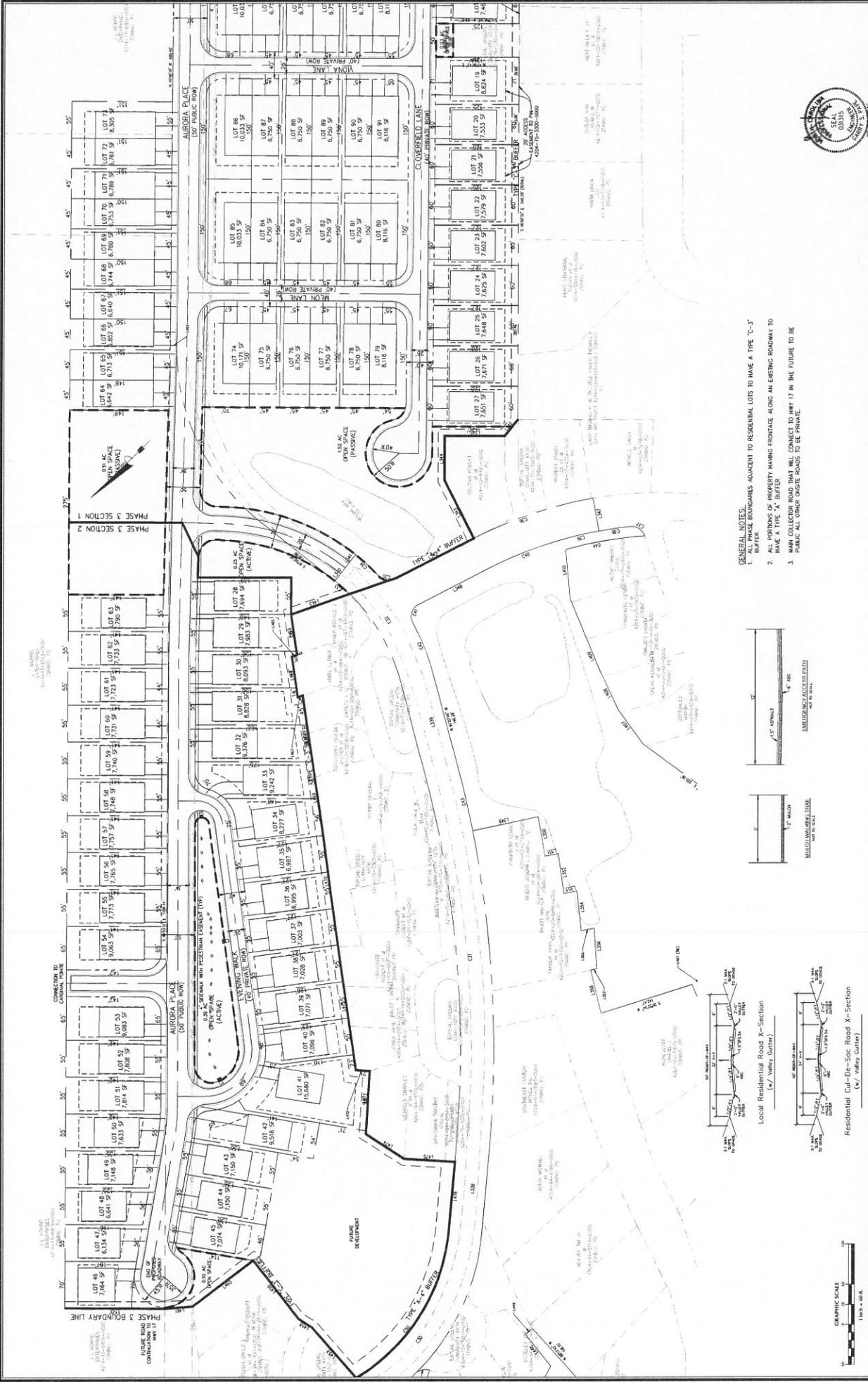


TREES TO BE REMOVED

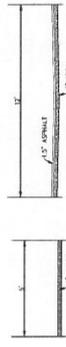
10" OAK	2	12" HOLLY	11
12" OAK	13	12" PINE	11
14" OAK	5	15" PINE	1
16" OAK	2	16" PINE	7
18" OAK	2	18" PINE	1
20" OAK	2	18" PINE	5
22" OAK	4	20" PINE	12
24" OAK	7	24" PINE	11
26" OAK	7	24" PINE	4
30" OAK	1	26" PINE	4
34" OAK	1	26" PINE	12
4" DOGWOOD	4	30" PINE	3

TREES TO BE SAVED

12" OAK	2	14" PINE	11
14" OAK	2	14" PINE	11
14" PECAN	1	15" PINE	1
16" OAK	5	16" PINE	1
18" OAK	2	18" PINE	1
20" OAK	3	20" PINE	8
22" OAK	4	20" PINE	3
24" OAK	7	24" PINE	4
18" Sycamore	1	26" PINE	4
7" HOLLY	1	26" PINE	4
12" MAPLE	1	26" PINE	3
14" PINE	1	34" PINE	1



- GENERAL NOTES:**
1. ALL PHASE BOUNDARIES ADJACENT TO RESIDENTIAL LOTS TO HAVE A TYPE "C-3"
 2. ALL PORTIONS OF PROPERTY HAVING FRONTAGE ALONG AN EXISTING ROADWAY TO HAVE A TYPE "X" BUFFER
 3. MAIN COLLECTOR ROAD THAT WILL CONNECT TO HWY 17 IN THE FUTURE TO BE PUBLIC ALL OTHER INSIDE ROADS TO BE PRIVATE.



Local Residential Road X-Section
(Per Valley Center)

Residential Cul-De-Sac Road X-Section
(Per Valley Center)



NO.	Revision	Date	By

Company	Scale	Date
Drawn By	1" = 60'	10/16/2015
Checked By		
Project No.	2015-0006	

WYNDWATER - PHASE 3
Pender County
North Carolina
Topsail Township

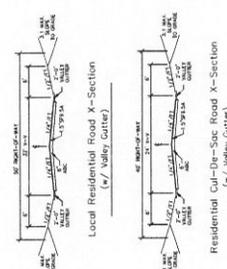
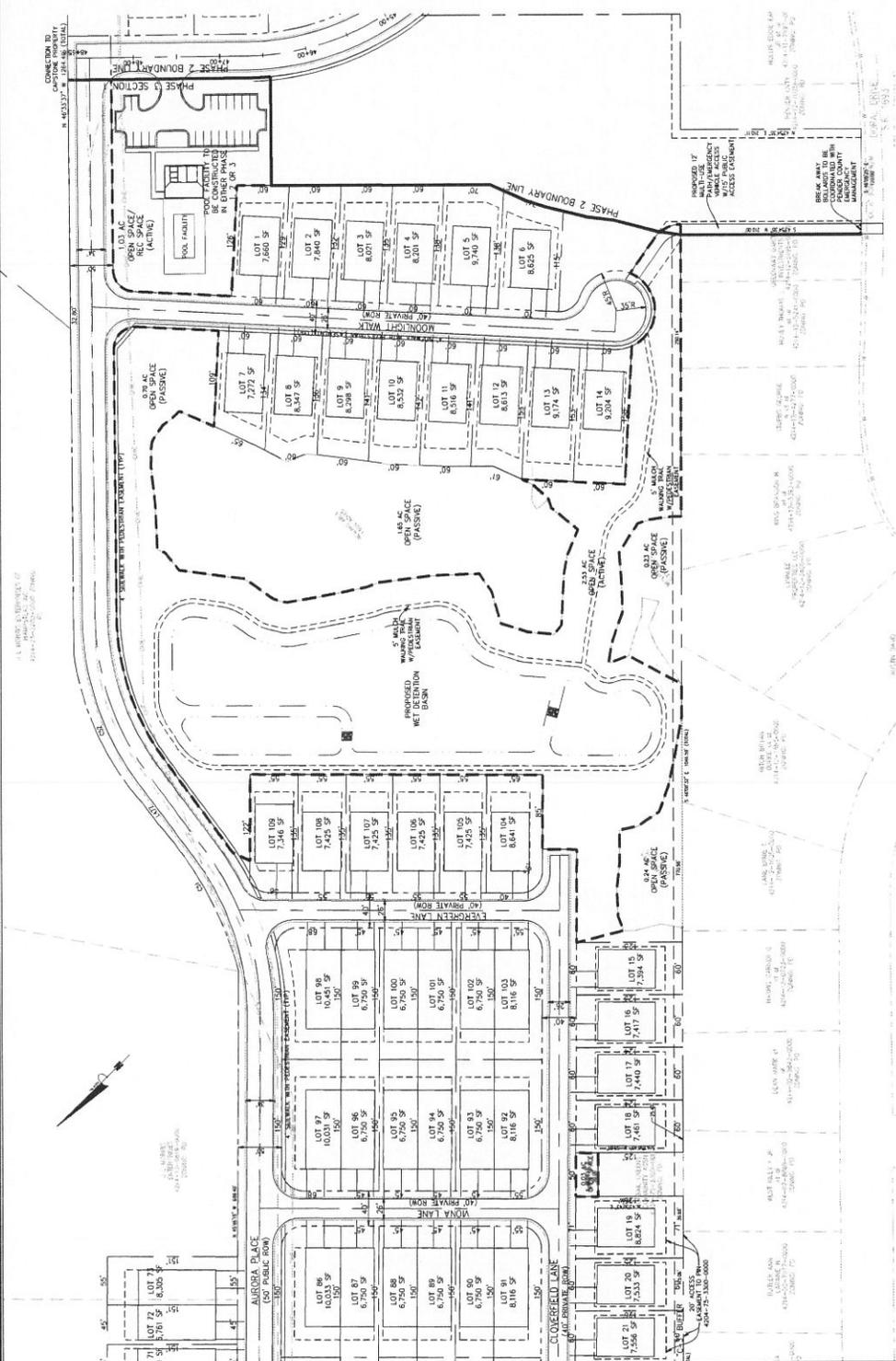
SITE PLAN

PREPARED FOR:
SICOM TOPSAIL NW LLC
1000 N. W. 10th St.
Huntersville, NC 27744
719-252-3891

GSP CONSULTING, PLLC
ENGINEERING
6424 Cordale Road, Unit C, Wilmington, North Carolina 28411, MS 318-442-2870 Fax: 318-794-6459

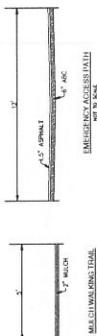


Sheet No. **C-3.1**

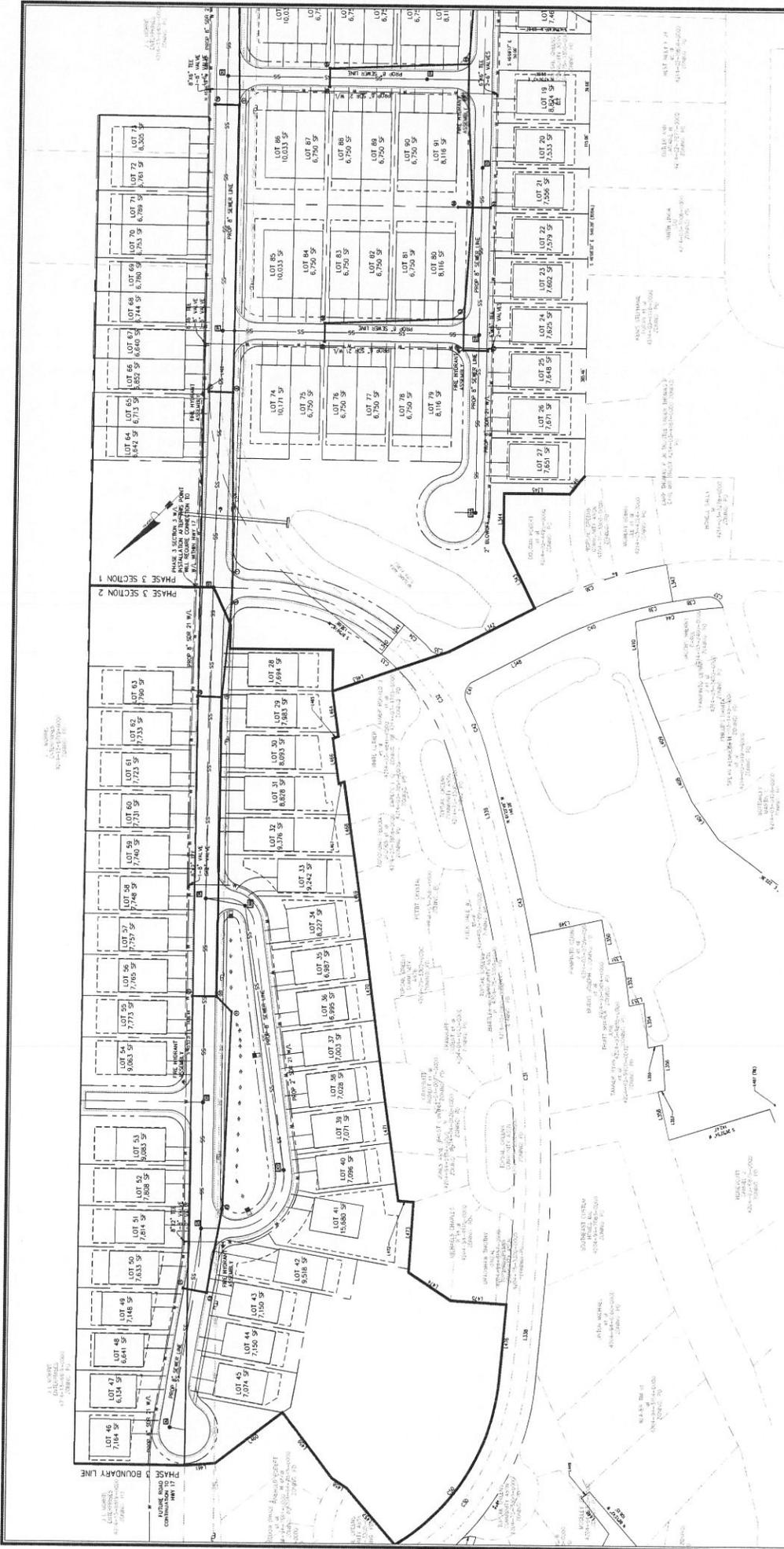


PLANNING
REMARKS:
1. 50/100 SF ENCLOSED FLOOR AREA +
PROVIDED.
2. 1000 SF OUTDOOR USE
3. 1000 SF OUTDOOR USE + 2500
4. 22 SPACES REQUIRED
5. 22 SPACES PROVIDED**

- GENERAL NOTES:**
1. PROPERTY BOUNDARIES ADJACENT TO RESIDENTIAL LOTS TO HAVE A TYPE "C-3" BUFFER.
 2. ALL PORTIONS OF PROPERTY HAVING FRONTAGE ALONG AN EXISTING ROADWAY TO HAVE A TYPE "A" BUFFER.
 3. MAIN COLLECTOR ROAD THAT WILL CONNECT TO HWY 17 IN THE FUTURE TO BE PUBLIC. ALL OTHER ON-SITE ROADS TO BE PRIVATE.



<p>WYNDWATER - PHASE 3 Pender County</p>		<p>SITE PLAN</p>	
<p>Topwell Township North Carolina</p>		<p>GSP CONSULTING, PLLC ENGINEERING</p>	
<p>PREPARED FOR: SIGNATURE TOP SOIL INC. 104 9330 W. STATE ST. #177 HARRISBURG, TX 77328 713-827-3891</p>		<p>6636 Gordon Road, Suite C, Wilmington, North Carolina 28411 tel: 910-796-6620</p>	
<p>No.</p>	<p>Date</p>	<p>By</p>	<p>Scale</p>
<p>1</p>	<p>08/14/2015</p>	<p>J. G. Smith</p>	<p>AS SHOWN</p>



GENERAL UTILITY NOTES:

1. WATER SERVICE SHALL BE BUILT TO FENDER COUNTY UTILITIES STANDARDS AND SPECIFICATIONS.
2. ALL UTILITIES SHALL BE UNDERGROUND.
3. COURTYARD SERVICE TO BE A PUBLIC PIPED DISTRIBUTION SYSTEM OWNED AND OPERATED BY FENDER COUNTY.
4. ALL WATER AND GAS SERVICE SYSTEMS SHALL BE DESIGNED TO MEET FENDER COUNTY, NORTH CAROLINA AND STATE REQUIREMENTS. FINAL CONSTRUCTION PLANS WILL BE SUBMITTED TO ALL APPLICABLE LOCAL AND STATE AGENCIES FOR PERMITS TO CONSTRUCT PRIOR TO UTILITY INSTALLATION.
5. ALL WATERBURNERS SHOWN WILL BE SIZED IN ACCORDANCE WITH APPLICABLE FENDER COUNTY AND STATE REQUIREMENTS.
6. UTILITY SERVICES TO BE INSTALLED BY DEVELOPER AND INSPECTED BY FENDER COUNTY UTILITIES.

GENERAL SEWER NOTES:

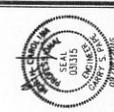
1. ALL MATERIALS SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
2. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
3. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
4. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
5. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
6. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
7. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
8. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
9. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
10. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
11. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
12. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
13. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.

GENERAL WATER NOTES:

1. ALL MATERIALS SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
2. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
3. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
4. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
5. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
6. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
7. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
8. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
9. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
10. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
11. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
12. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
13. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.

GENERAL SEWER NOTES:

1. ALL MATERIALS SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
2. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
3. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
4. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
5. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
6. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
7. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
8. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
9. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
10. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
11. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
12. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.
13. ALL UTILITIES SHALL CONFORM TO FENDER COUNTY UTILITIES REQUIREMENTS. NON-CORRODING MATERIALS WILL NOT BE ACCEPTED FOR MANHOLE CONSTRUCTION.



WYNDWATER - PHASE 3
 Pender County
 Topsail Township
 North Carolina

UTILITY PLAN

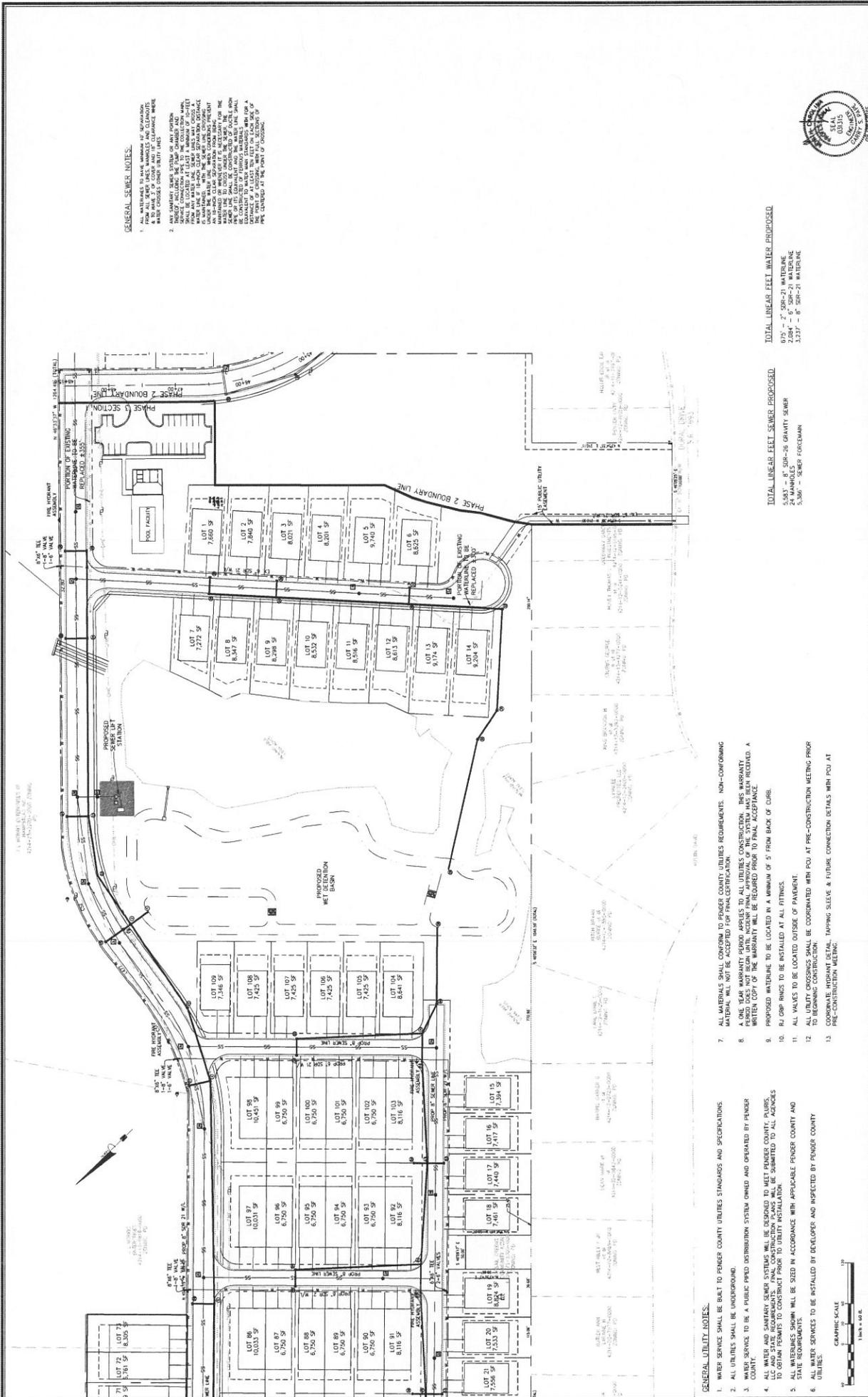
GSP CONSULTING, PLLC
 ENGINEERING

645 Gordon Road, Suite C, Wilmington, North Carolina, 28411 | Tel: 910-442-8789 | Fax: 910-794-6489

PREPARED FOR:
 SIGNATURE TOP SAUL, INC. (LTD.)
 910-449-1111 | 1111 W. 17th Street
 Wilmington, NC 28403
 774-822-8881

DATE: 11-11-2015
 DRAWN BY: GSP
 CHECKED BY: GSP
 PROJECT NO.: 2015-0054

Scale: 1" = 40'



GENERAL SEWER NOTES:

1. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
2. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
3. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
4. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
5. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
6. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
7. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
8. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
9. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
10. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
11. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
12. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
13. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
14. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
15. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
16. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
17. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
18. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
19. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
20. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
21. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
22. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
23. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
24. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
25. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
26. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
27. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
28. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
29. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
30. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
31. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
32. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
33. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
34. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
35. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
36. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
37. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
38. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
39. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
40. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
41. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
42. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
43. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
44. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
45. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
46. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
47. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
48. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
49. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
50. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
51. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
52. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
53. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
54. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
55. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
56. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
57. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
58. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
59. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
60. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
61. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
62. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
63. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
64. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
65. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
66. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
67. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
68. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
69. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
70. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
71. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
72. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
73. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
74. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
75. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
76. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
77. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
78. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
79. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
80. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
81. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
82. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
83. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
84. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
85. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
86. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
87. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
88. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
89. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
90. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
91. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
92. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
93. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
94. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
95. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
96. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
97. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
98. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
99. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
100. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
101. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
102. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
103. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
104. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
105. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
106. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
107. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
108. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
109. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
110. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
111. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
112. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
113. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
114. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
115. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
116. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
117. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
118. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
119. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
120. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
121. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
122. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
123. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.
124. ALL SEWER LINES SHALL BE 15' DEEP UNLESS OTHERWISE NOTED.

GENERAL UTILITY NOTES:

1. WATER SERVICE SHALL BE BUILT TO FEMER COUNTY UTILITIES STANDARDS AND SPECIFICATIONS.
2. ALL UTILITIES SHALL BE UNDERGROUND.
3. WATER SERVICE TO BE A PUBLIC PIPED DISTRIBUTION SYSTEM OWNED AND OPERATED BY FEMER COUNTY.
4. WATER SERVICE SHALL BE INSTALLED BY THE DEVELOPER AND OPERATED BY FEMER COUNTY. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO OBTAIN PERMITS TO CONSTRUCT PRIOR TO UTILITY INSTALLATION.
5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE FEMER COUNTY AND STATE REQUIREMENTS.
6. ALL WATER SERVICES TO BE INSTALLED BY DEVELOPER AND INSPECTED BY FEMER COUNTY UTILITIES.

GENERAL UTILITY NOTES:

7. ALL UTILITIES SHALL CONFORM TO FEMER COUNTY UTILITIES REQUIREMENTS. NON-COMFORMING MATERIALS WILL NOT BE ACCEPTED FOR FINAL CONNECTION.
8. A ONE YEAR WARRANTY PERIOD APPLIES TO ALL UTILITIES CONSTRUCTION. THIS WARRANTY PERIOD DOES NOT BEGIN UNTIL ACCEPTED FINAL APPROVAL OF THE SYSTEM HAS BEEN RECEIVED. A WRITTEN COPY OF THE WARRANTY WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE.
9. PROPOSED WATERLINE TO BE LOCATED IN A MINIMUM OF 5' FROM BACK OF CURB.
10. R.I. GMP RINGS TO BE INSTALLED AT ALL FITTINGS.
11. ALL VALVES TO BE LOCATED OUTSIDE OF PAVEMENT.
12. ALL UTILITY CROSSINGS SHALL BE COORDINATED WITH POI AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
13. COORDINATE HYDRANT DETAIL, TAPPING SLEEVE & FUTURE CONNECTION DETAILS WITH POI AT PRE-CONSTRUCTION MEETING.

GENERAL UTILITY NOTES:

14. ALL UTILITY CROSSINGS SHALL BE COORDINATED WITH POI AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
15. COORDINATE HYDRANT DETAIL, TAPPING SLEEVE & FUTURE CONNECTION DETAILS WITH POI AT PRE-CONSTRUCTION MEETING.

GENERAL UTILITY NOTES:

16. ALL UTILITY CROSSINGS SHALL BE COORDINATED WITH POI AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
17. COORDINATE HYDRANT DETAIL, TAPPING SLEEVE & FUTURE CONNECTION DETAILS WITH POI AT PRE-CONSTRUCTION MEETING.

GENERAL UTILITY NOTES:

18. ALL UTILITY CROSSINGS SHALL BE COORDINATED WITH POI AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
19. COORDINATE HYDRANT DETAIL, TAPPING SLEEVE & FUTURE CONNECTION DETAILS WITH POI AT PRE-CONSTRUCTION MEETING.

GENERAL UTILITY NOTES:

20. ALL UTILITY CROSSINGS SHALL BE COORDINATED WITH POI AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
21. COORDINATE HYDRANT DETAIL, TAPPING SLEEVE & FUTURE CONNECTION DETAILS WITH POI AT PRE-CONSTRUCTION MEETING.

GENERAL UTILITY NOTES:

22. ALL UTILITY CROSSINGS SHALL BE COORDINATED WITH POI AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
23. COORDINATE HYDRANT DETAIL, TAPPING SLEEVE & FUTURE CONNECTION DETAILS WITH POI AT PRE-CONSTRUCTION MEETING.

GENERAL UTILITY NOTES:

24. ALL UTILITY CROSSINGS SHALL BE COORDINATED WITH POI AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
25. COORDINATE HYDRANT DETAIL, TAPPING SLEEVE & FUTURE CONNECTION DETAILS WITH POI AT PRE-CONSTRUCTION MEETING.

WYNDWATER - PHASE 3

Topsoil Township Fender County North Carolina

UTILITY PLAN

GSP CONSULTING, PLLC

ENGINEERING

6436 Gordon Road, Unit C, Wilmington, North Carolina, 28411 Tel: 910-794-6439 Fax: 910-794-6439

PREPARED FOR:

SIGNATURE TOP SOIL INC. LTD.

5917 W. STATE ST. SUITE 207

MEMPHIS, TN 37114

714-922-8891

DATE: 03/15/2015

PROJECT: WYNDWATER - PHASE 3

SCALE: 1" = 40'

DATE: 03/15/2015

SCALE: 1" = 40'

DESIGNER: [Signature]

CHECKED BY: [Signature]

DATE: 03/15/2015

SCALE: 1" = 40'

DATE: 03/15/2015

SCALE: 1" = 40'

REVISION:

1. [Description]

2. [Description]

DATE: 03/15/2015

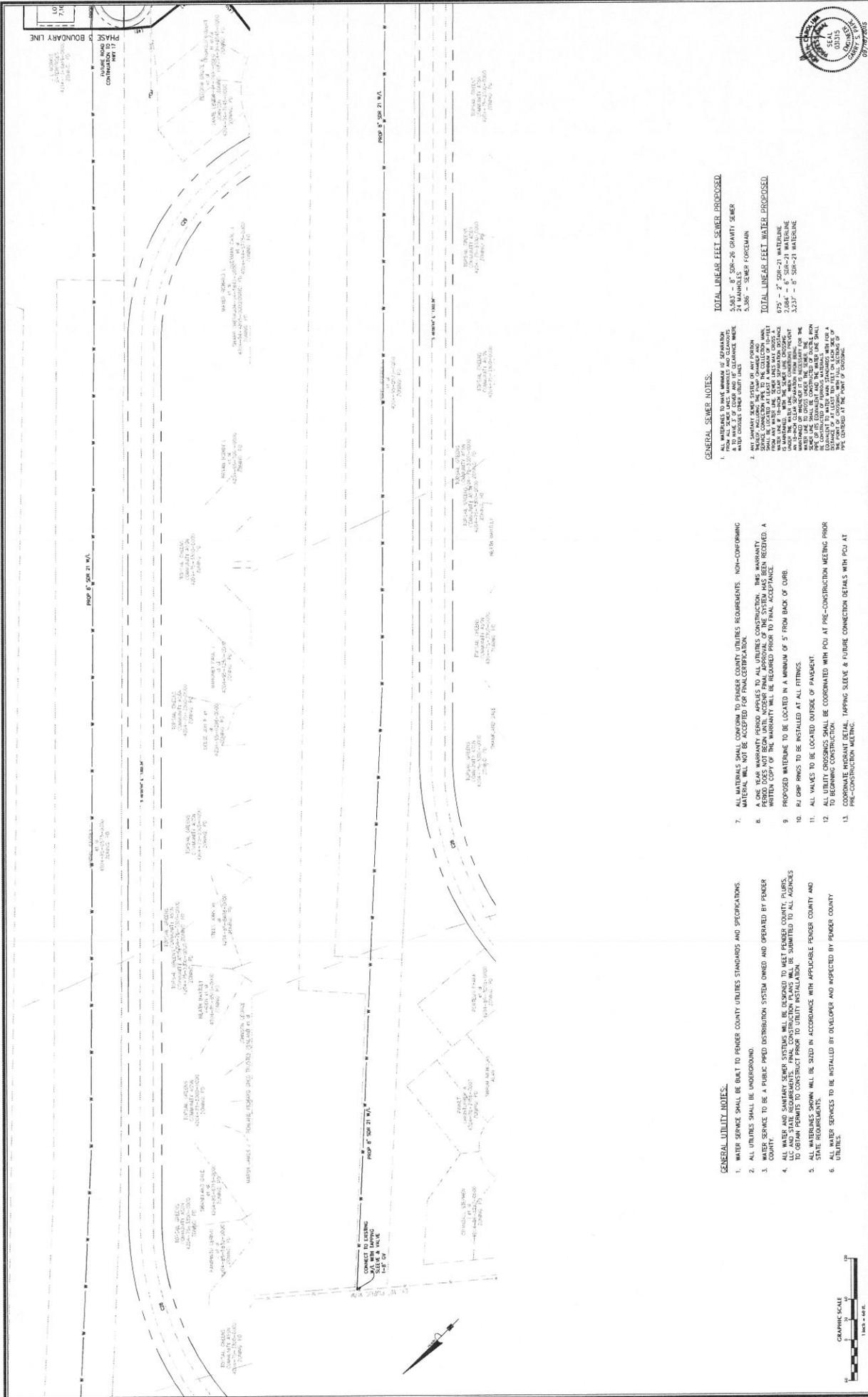
SCALE: 1" = 40'

DATE: 03/15/2015

SCALE: 1" = 40'

DATE: 03/15/2015

SCALE: 1" = 40'



GENERAL UTILITY NOTES:

1. WATER SERVICE SHALL BE DUCT TO PENDER COUNTY UTILITIES STANDARDS AND SPECIFICATIONS.
2. ALL UTILITIES SHALL BE UNDERGROUND.
3. ALL UTILITY SERVICE TO BE A PUBLIC WED DISTRIBUTION SYSTEM OWNED AND OPERATED BY PENDER COUNTY.
4. ALL WATER AND SANITARY SEWER SYSTEMS WILL BE DESIGNED TO MEET PENDER COUNTY, PLUMBS, LLC AND STATE REQUIREMENTS. FINAL CONSTRUCTION PLANS WILL BE SUBMITTED TO ALL AGENCIES TO OBTAIN PERMITS TO CONSTRUCT PRIOR TO UTILITY INSTALLATION.
5. STATE REQUIREMENTS WILL BE SIZED IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND UTILITY.
6. ALL WATER SERVICES TO BE INSTALLED BY DEVELOPER AND INSPECTED BY PENDER COUNTY.

GENERAL SEWER NOTES:

1. ALL WATERLINES TO HAVE MINIMUM 3' CLEARANCE FROM ALL STRUCTURES AND 10' CLEARANCE FROM ALL POWER LINES.
2. ALL SANITARY SEWER SYSTEMS TO BE 4" MINIMUM CLEARANCE FROM ALL STRUCTURES AND 10' CLEARANCE FROM ALL POWER LINES.
3. ALL UTILITY CROSSINGS SHALL BE COORDINATED WITH POU AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
4. ALL UTILITY CROSSINGS SHALL BE COORDINATED WITH POU AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
5. ALL UTILITY CROSSINGS SHALL BE COORDINATED WITH POU AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
6. ALL UTILITY CROSSINGS SHALL BE COORDINATED WITH POU AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
7. ALL MATERIALS SHALL CONFORM TO PENDER COUNTY UTILITIES REQUIREMENTS. NON-COMFORMING MATERIAL WILL NOT BE ACCEPTED FOR FINAL CERTIFICATION.
8. A ONE YEAR WARRANTY PERIOD APPLIES TO ALL UTILITIES CONSTRUCTION. THIS WARRANTY PERIOD WILL BE EXTENDED TO TWO YEARS IF THE UTILITY IS LOCATED IN A HIGH WIND OR FLOOD HAZARD AREA. A WRITTEN COPY OF THE WARRANTY WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE.
9. PROPOSED WATERLINE TO BE LOCATED IN A MINIMUM OF 5' FROM BACK OF CURB.
10. ALL GPP RINGS TO BE INSTALLED AT ALL FITTINGS.
11. ALL VALVES TO BE LOCATED OUTSIDE OF PAVEMENT.
12. ALL UTILITY CROSSINGS SHALL BE COORDINATED WITH POU AT PRE-CONSTRUCTION MEETING PRIOR TO BEGINNING CONSTRUCTION.
13. PRE-CONSTRUCTION MEETING.

TOTAL LINEAR FEET SEWER PROPOSED:

27 MANHOLES
5,385' - SEWER FORCE MAIN

TOTAL LINEAR FEET WATER PROPOSED:

678' - 2" SDP-27 WATERLINE
3,237' - 6" SDP-21 WATERLINE

C-4.3 <small>Sheet No.</small>	
GSP CONSULTING, PLLC ENGINEERING	
<small>6626 Gordon Road, Unit C, Wilmington, North Carolina 28411 843-443-2820 Fax: 810-294-6459</small>	
PREPARED FOR: SIGNATURE TOP SALES, INC. <small>1000 Hawthorne, N.C. 27724 714-922-8891</small>	UTILITY PLAN
WYNDWATER - PHASE 3 <small>Pender County</small>	
<small>Topsail Township</small>	
<small>North Carolina</small>	
<small>No.</small> <small>Revision</small> <small>Date</small> <small>By</small>	<small>Checked By</small> <small>Date</small> <small>Scale</small> <small>Project No.</small>

STORM TABLE

FROM	TO	LENGTH (ft)	DIAMETER (in)	SLOPE (%)	INV. DN (ft)	INV. UP (ft)	RIM (ft)	MATERIAL
2	1	32	48	0.30%	15.90	16.00	25.66	HOPE
3	2	150	36	0.30%	16.00	16.45	26.87	HOPE
4	3	328	36	0.30%	16.45	17.77	27.11	HOPE
5	4	383	36	0.30%	17.77	18.92	27.11	HOPE
6	5	240	36	0.30%	18.92	19.64	28.81	HOPE
7	6	240	36	0.30%	19.64	20.16	28.81	HOPE
8	7	125	30	0.30%	20.14	21.34	28.63	HOPE
10	9	400	30	0.30%	21.34	21.43	27.48	HOPE
12	11	783	24	0.30%	21.43	22.72	26.37	HOPE
14	13	33	18	0.30%	22.55	22.65	26.15	HOPE
15	2	13	15	0.30%	16.00	16.04	24.92	HOPE
16	15	33	15	0.30%	20.44	20.53	24.92	HOPE
17	4	33	15	0.30%	22.54	22.63	27.04	HOPE
18	5	33	15	0.30%	22.52	22.62	27.11	HOPE
19	6	33	15	0.30%	22.67	22.77	27.15	HOPE
20	9	33	15	0.30%	24.38	24.49	28.13	HOPE
21	10	33	15	0.30%	25.28	25.38	28.63	HOPE
22	2	87	24	0.30%	16.00	16.26	24.10	HOPE
23	22	88	24	0.30%	16.26	16.52	23.30	HOPE
24	23	129	18	0.30%	18.61	18.99	23.05	HOPE
25	24	129	18	0.30%	18.61	18.99	23.05	HOPE
26	25	33	15	0.30%	18.99	19.09	23.05	HOPE
27	23	33	15	0.30%	18.77	18.87	23.30	HOPE
28	24	33	15	0.30%	18.61	18.71	21.97	HOPE
29	28	185	30	0.30%	17.59	17.59	20.00	HOPE
30	29	185	30	0.30%	17.59	17.59	20.00	HOPE
31	30	149	30	0.30%	17.74	17.74	20.00	HOPE
32	31	149	30	0.30%	17.74	17.74	20.00	HOPE
33	32	140	30	0.30%	13.51	13.51	21.77	HOPE
34	33	500	18	0.30%	13.61	14.21	20.89	HOPE
35	34	500	18	0.30%	13.61	14.21	20.89	HOPE
36	35	25	15	0.30%	14.51	14.59	21.27	HOPE
37	33	25	15	0.30%	13.61	13.69	21.77	HOPE
38	34	25	15	0.30%	14.21	14.29	20.89	HOPE
40	36	113	30	0.30%	15.00	15.34	26.09	HOPE
41	40	48	30	0.30%	15.34	15.48	27.08	HOPE
42	41	48	30	0.30%	15.34	15.48	27.08	HOPE
43	42	149	30	0.30%	15.61	16.06	26.23	HOPE
44	43	149	30	0.30%	16.06	16.50	26.09	HOPE
45	44	42	24	0.30%	16.50	16.63	28.09	HOPE
46	45	42	24	0.30%	16.50	16.63	28.09	HOPE
47	46	149	24	0.30%	17.08	17.52	27.62	HOPE
48	47	42	15	0.30%	17.52	17.65	28.07	HOPE
49	48	33	15	0.30%	17.65	17.75	28.07	HOPE
50	49	189	15	0.30%	15.48	16.05	26.79	HOPE
51	50	25	15	0.30%	16.05	16.13	26.79	HOPE
52	43	20	18	0.30%	16.06	16.12	26.13	HOPE
53	43	25	15	0.30%	16.06	16.13	26.23	HOPE
54	44	166	15	0.30%	16.50	17.07	26.94	HOPE
55	54	25	15	0.30%	16.82	16.90	26.94	HOPE
56	46	20	18	0.30%	17.08	17.14	26.90	HOPE
57	46	25	15	0.30%	17.08	17.15	27.00	HOPE
58	47	189	15	0.30%	17.52	18.09	27.72	HOPE
59	58	25	15	0.30%	18.09	18.17	27.72	HOPE



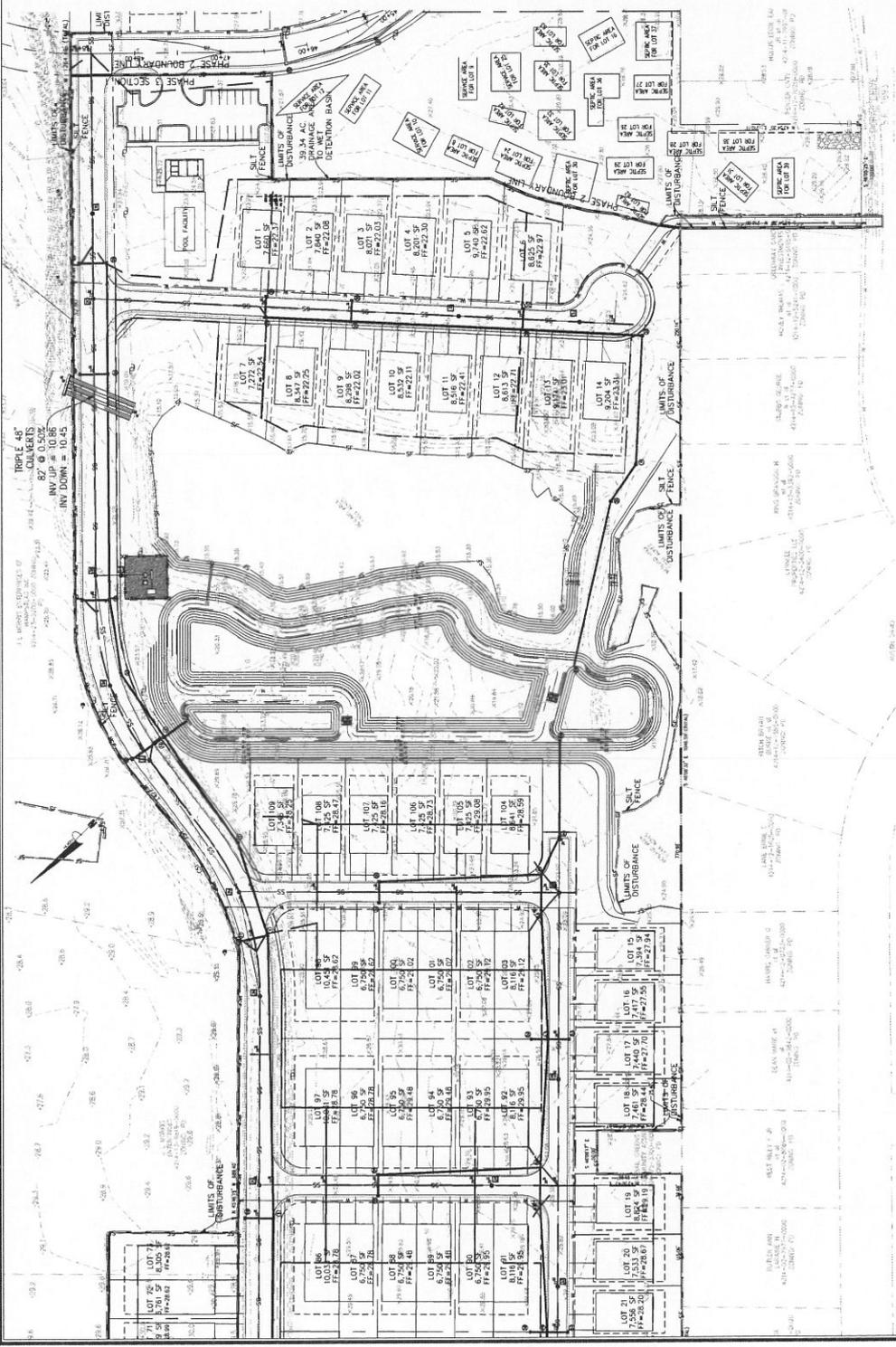
GSP CONSULTING, PLLC
 ENGINEERING
 6026 Gordon Road, Unit C, Wilmington, North Carolina 28411, US 910-794-6459

PREPARED FOR:
 SIGNATURE TOP SALES, INC. LLC
 7010
 Henderson, TX 77024
 713-822-8891

**GRADING, DRAINAGE & EROSION
 & SEDIMENT CONTROL PLAN**

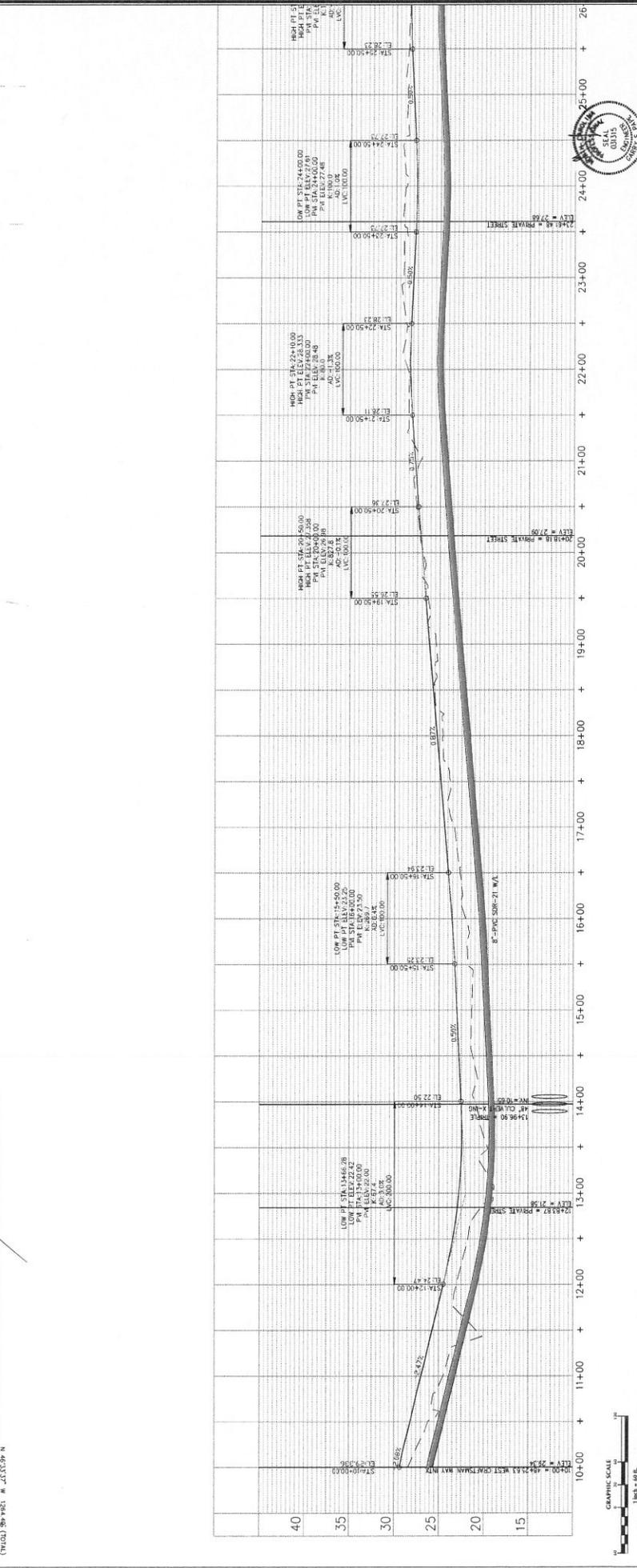
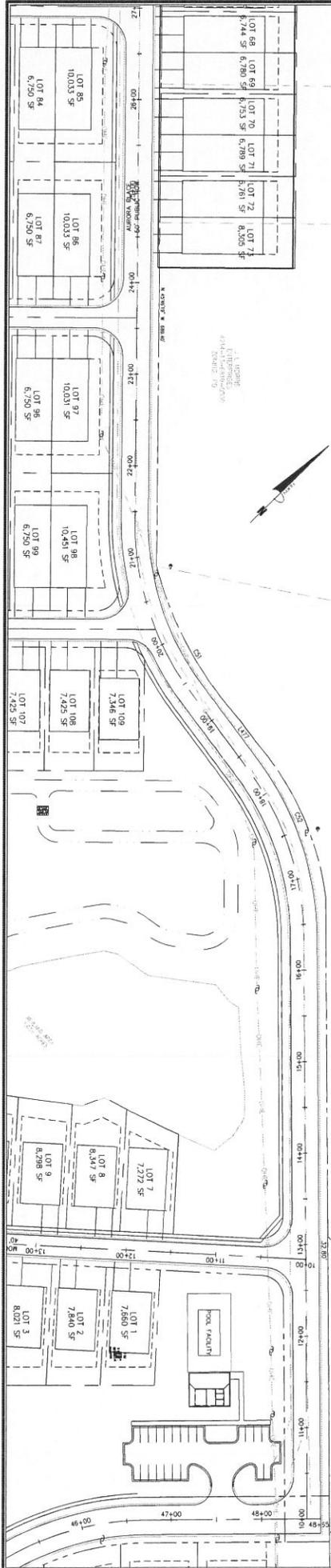
WYNDWATER - PHASE 3
 Topsail Township
 North Carolina
 Pender County

No.	Revision	Date	By	Checked	CDP	Scale	1" = 40'



- GENERAL DRAINAGE NOTES:**
- STORM WATER MANAGEMENT TO BE CONSTRUCTED PER NCDDOT & PENDER COUNTY STANDARDS.
 - STORM WATER EROSION CONTROL MEASURES FOR THE PRE-DEVELOPMENT PERIOD SHALL BE DESIGNED TO CONTROL THE POST-DEVELOPMENT PEAK DISCHARGE FOR THE 10-YEAR STORM EVENT SO AS NOT TO EXCEED THE PRE-DEVELOPMENT PEAK DISCHARGE RATE TO MEET PENDER COUNTY STORM WATER REGULATIONS.
 - BEST MANAGEMENT PRACTICES FOR EASC TO BE UTILIZED TO PREVENT EROSION FROM OCCURRING, ELIMINATE SEDIMENT TRANSPORT AND TO REDUCE RUNOFF VELOCITIES IN ORDER TO PREVENT SCOURING AND EROSION.
 - ALL DRAINAGE EASEMENTS ARE TO BE A MINIMUM OF 20' IN WIDTH.





WYNDWATER - PHASE 3

Topsail Township
Pender County
North Carolina

AURORA PLACE

PLAN & PROFILE

PREPARED FOR:
SIGNATURE TOP SOIL INC. LLC
9514 W. WINDYBROOK DR.
MARIETTA, GA 30067
770-422-8811

GSP CONSULTING, PLLC
ENGINEERING

6624 Gordon Road, Unit C, Wilmington, North Carolina 28411 | tel: 910-442-2370 | fax: 910-794-6459

No. _____

REVISION _____

DATE _____

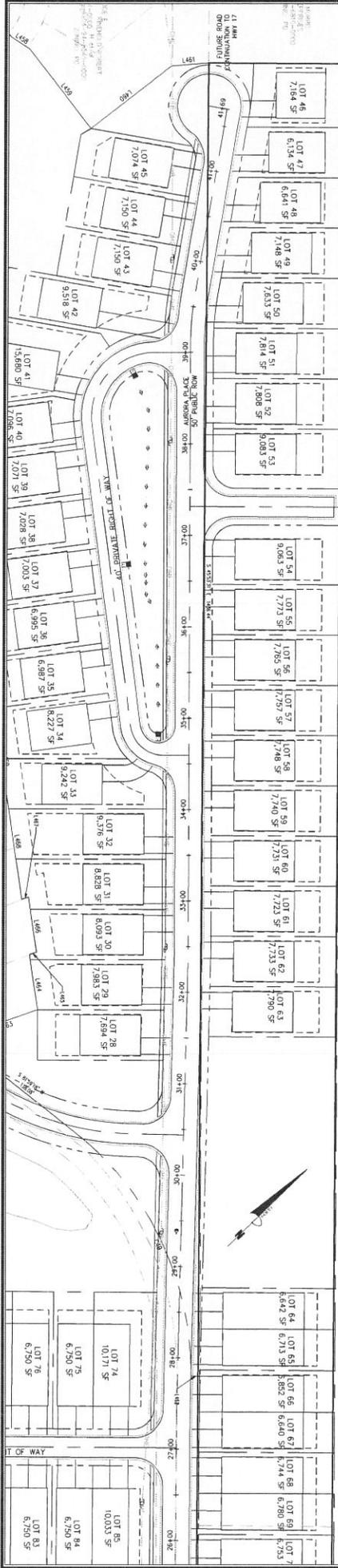
DESIGNED BY _____

CHECKED BY _____

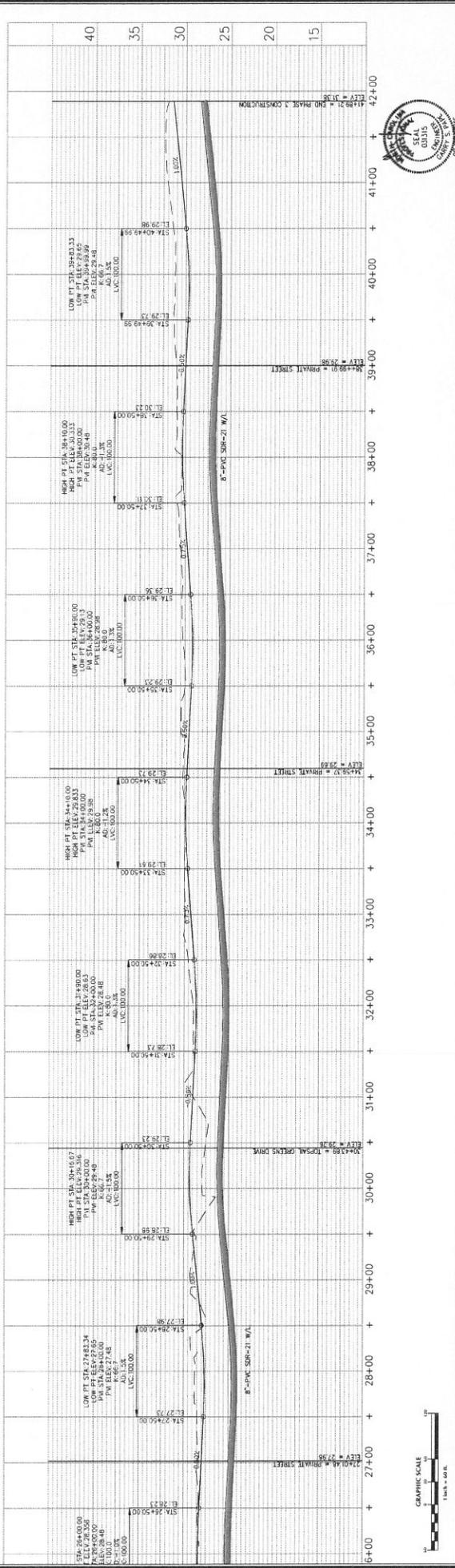
DATE _____

SCALE _____

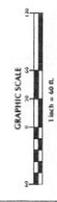
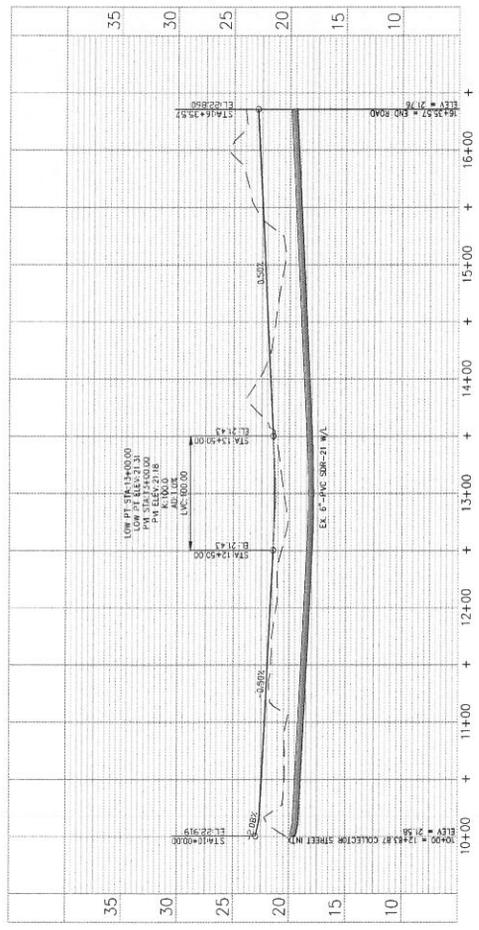
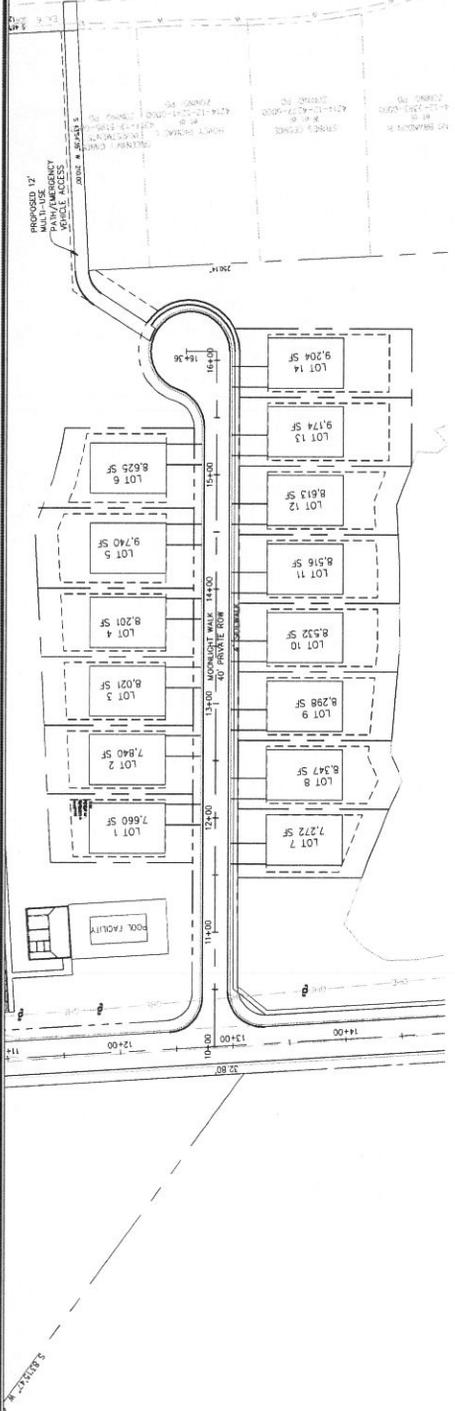
Sheet No. **C-6**



DATE: 08/11/2015
 TIME: 10:00 AM



WYNDWATER - PHASE 3 Topsail Township Pender County North Carolina		AURORA PLACE PLAN & PROFILE		GSP CONSULTING, PLLC ENGINEERING 6425 Gordon Road, Suite C, Wilmington, North Carolina 28411 Tel: 910-796-6109 714-622-8891	
PREPARED FOR: SIGNATURE TOP SALES, INC. 9100 S. 17th Street Matthews, NC 28105 714-622-8891		No. _____ Revision _____ Date By _____ Checked By _____ Designer _____ Date: 08/11/2015 PLS No: 2015-0006 P-0718		Scale: 1" = 40' Date: 08/11/2015 PLS No: 2015-0006 P-0718	



No.	Revision	Date	By

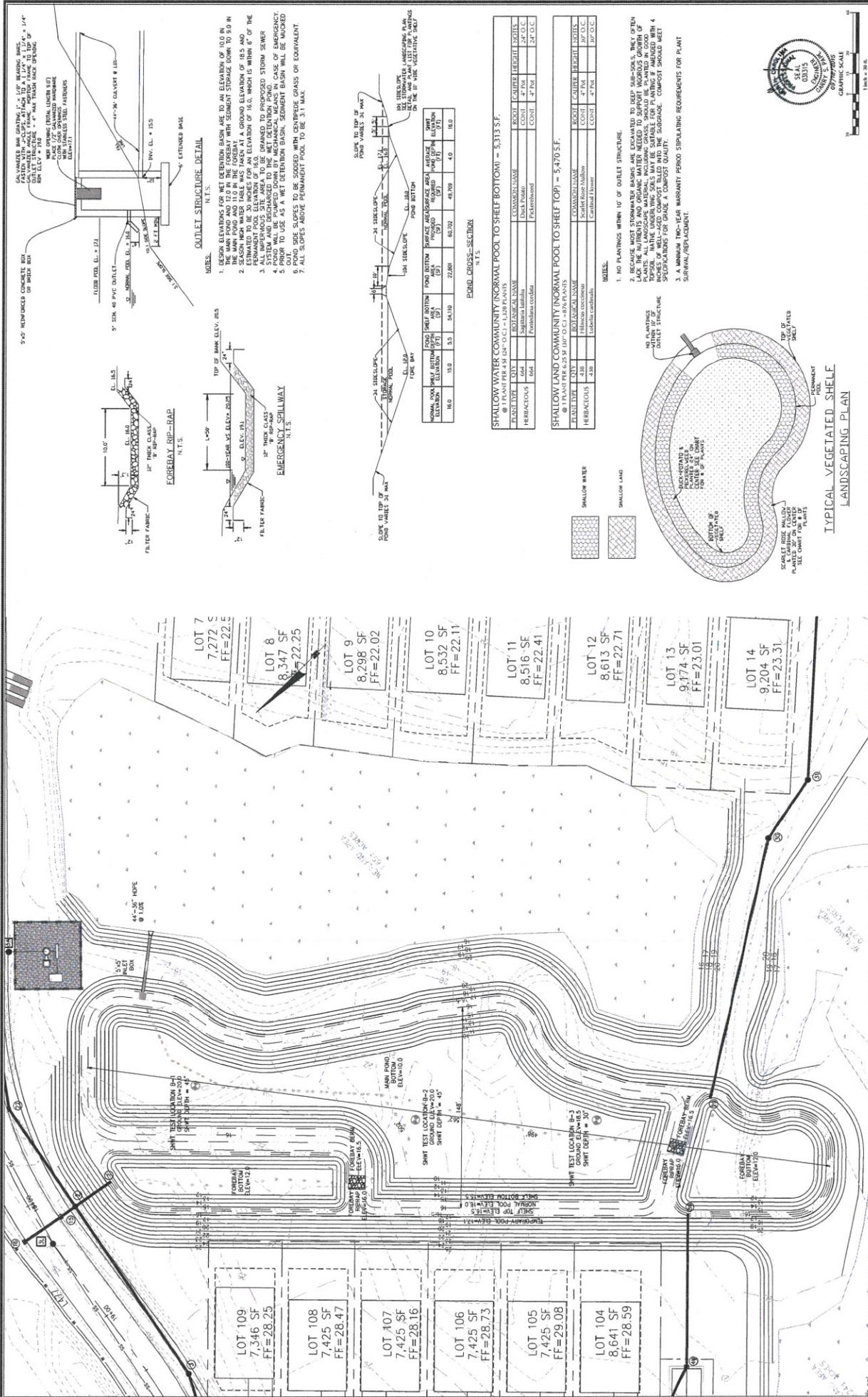
Designer: GSP
 Drafter: GSP
 Title: P-2015
 Date: 08/20/15
 File No.: 2015-0004

WYNDWATER - PHASE 3
 Topsail Township
 Pender County
 North Carolina

**MOONLIGHT WALK
 PLAN & PROFILE**

PREPARED FOR:
 SIGNATURE TOP SOIL INC. LLC
 9177 W. 177
 Newburg, VA 22643
 714.622.8811

GSP CONSULTING, PLLC
 ENGINEERING
 6426 Gordon Road, Unit C, Wilmington, North Carolina 28411 Tel: 910-794-6659
 Lic. No. 00315



WYNDWATER - PHASE 3
 Topsail Township
 Pender County
 North Carolina

WET DETENTION BASIN DETAILS

GSP CONSULTING, PLLC
 ENGINEERING
 465 Gordon Road, Suite C, Wilmington, North Carolina 28411 | tel: 910-796-6809

DATE: 08/11/2015
 DRAWN BY: GSP
 CHECKED BY: GSP
 PROJECT NO: 2015-0004

SCALE: 1" = 30'
 DATE: 08/11/2015
 PROJECT NO: 2015-0004

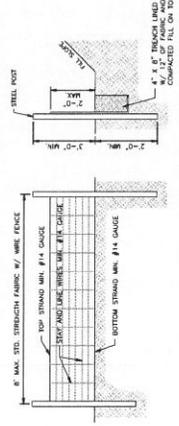
PREPARED FOR:
 SIGNATURE TOP SAUL INC/LLC
 9110 W. 10th Street
 Humble, TX 77036
 713-522-8891

DATE: 08/11/2015
 PROJECT NO: 2015-0004

NO. | REVISION

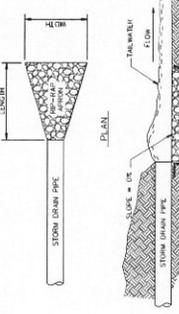
DATE | BY

SCALE: 1" = 30'
 DATE: 08/11/2015
 PROJECT NO: 2015-0004



- NOTES:**
1. WIRE FENCE (IF USED) SHALL BE MINIMUM 14 GAUGE WITH A MAXIMUM OF 14 GAUGE.
 2. DIMENSIONS IN THIS DRAWING OF AT LEAST ONE FOOT MEASUREMENTS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

TEMPORARY SILT FENCE
NOT TO SCALE

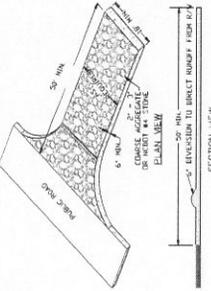


RIPIRAP LOCATION:	LENGTH (FT.)	UPSTREAM WIDTH (FT.)	DOWNSTREAM WIDTH (FT.)
36" CULVERT	18	9	12
SWALES INTO POOD	21	10	10

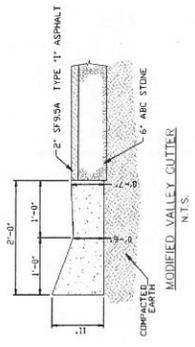
RIPIRAP OUTLET PROTECTION
N.T.S.

SEQUENCE OF CONSTRUCTION

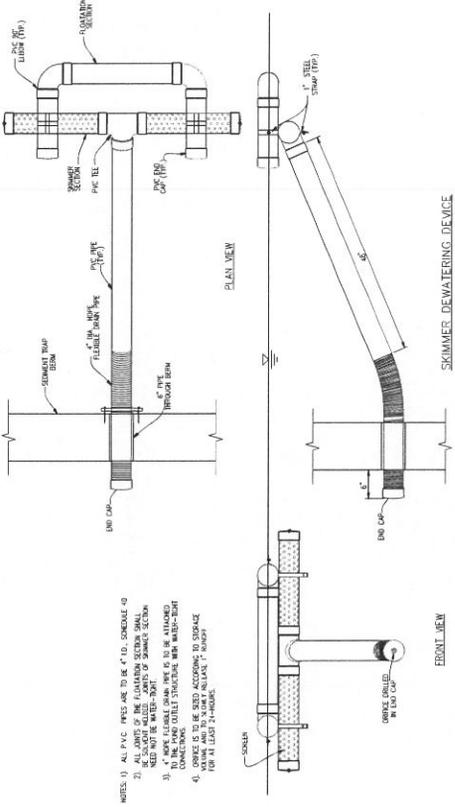
1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON EROSION & SEDIMENT CONTROL PLAN.
2. INSTALL PERIMETER CONTROLS (TEMPORARY SEDIMENT BASIN, EROSION & SEDIMENT CONTROL PLAN). THIS STEP NEEDS TO BE COMPLETED PRIOR TO UPSCALE LAND DISTURBING ACTIVITIES.
3. THE EXISTING POND WILL ACT AS TEMPORARY SEDIMENT BASIN DURING CLEARING AND GRUBBING ACTIVITIES.
4. ALL EXISTING POND AREAS WILL BE REGRADED TO ORIGINAL MEASURES AND INSTALLED CLEAN AND SOUND SITE WITHIN LIMITS OF DISTURBANCE. POND WILL BE PUMPED DOWN BY MECHANICAL MEANS AND FILLING TO ORIGINAL ELEVATION WHEN THE SEDIMENT REACHES 50% CAPACITY.
5. UPON BRINGING THE SITE TO ROUGH GRADE, STABILIZE ALL AREAS WITH TEMPORARY VEGETATION IF LEFT UNDISTURBED FOR 14 DAYS WITHIN THE PERIMETER OF THE DISTURBANCE.
6. UPON BRINGING THE ROAD BEDS TO ORIGINAL ELEVATIONS, STABILIZE THE AREAS BY PLACING STONE BASE AS EARLY AS POSSIBLE.
7. FOR TEMPORARY VEGETATIVE STABILIZATION OF ALL BLENDED AND SPECIFICATIONS.
8. AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS HAVE STABILIZED, MECHANICAL SEDIMENT TRAPPING DEVICES SHALL BE DISPOSED OF BY MECHANICAL MEANS. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED WITH PERMANENT VEGETATION.



TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.



MODIFIED VALLEY GUTTER
N.T.S.



SKIMMER DEWATERING DEVICE
N.T.S.

- NOTES:**
1. ALL PVC PIPES ARE TO BE 4" I.D. SCHEDULE 40.
 2. ALL PVC PIPES ARE TO BE 4" I.D. SCHEDULE 40.
 3. ALL PVC PIPES ARE TO BE 4" I.D. SCHEDULE 40.
 4. ALL PVC PIPES ARE TO BE 4" I.D. SCHEDULE 40.
 5. ALL PVC PIPES ARE TO BE 4" I.D. SCHEDULE 40.
 6. ALL PVC PIPES ARE TO BE 4" I.D. SCHEDULE 40.
 7. ALL PVC PIPES ARE TO BE 4" I.D. SCHEDULE 40.
 8. ALL PVC PIPES ARE TO BE 4" I.D. SCHEDULE 40.
 9. ALL PVC PIPES ARE TO BE 4" I.D. SCHEDULE 40.
 10. ALL PVC PIPES ARE TO BE 4" I.D. SCHEDULE 40.

WYNDWATER - PHASE 3
Topsail Township
Pender County
North Carolina

STANDARD DETAILS

PREPARED FOR:
SIGNATURE OF SEAL NC L14
9114
HARRIS, TX 77024
713-882-8891

GSP CONSULTING, PLLC
ENGINEERING
668 Gordon Road, Suite C, Wilmington, North Carolina 28411 | tel: 910-442-9700 | fax: 910-795-9459



No.	Revision	Date	By

Designer	Checker	Date	Scale

Project No.	Sheet No.	Total Sheets

Project No.	Sheet No.	Total Sheets



Sheet No.
C-10.1

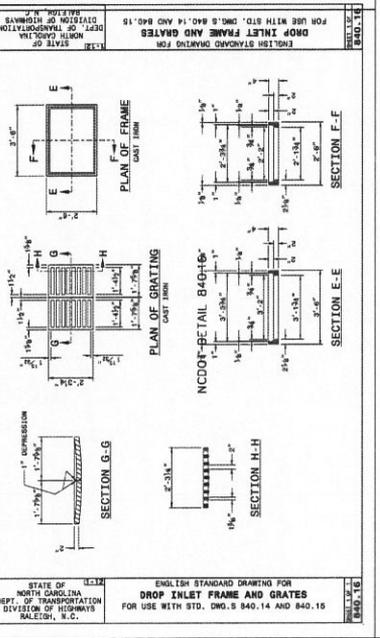
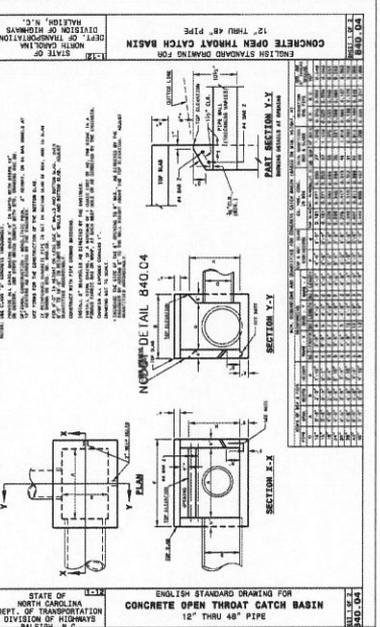
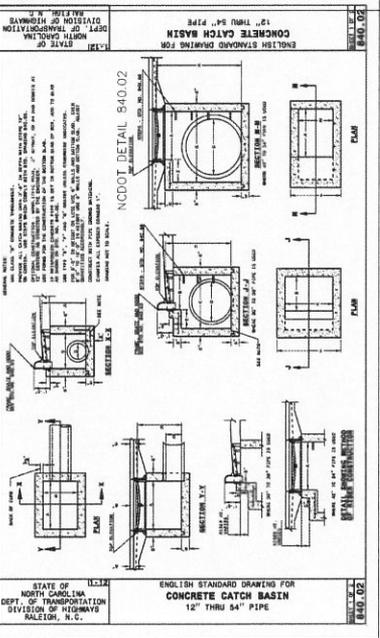
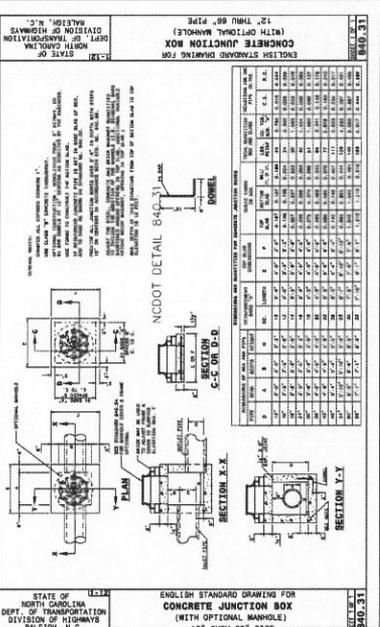
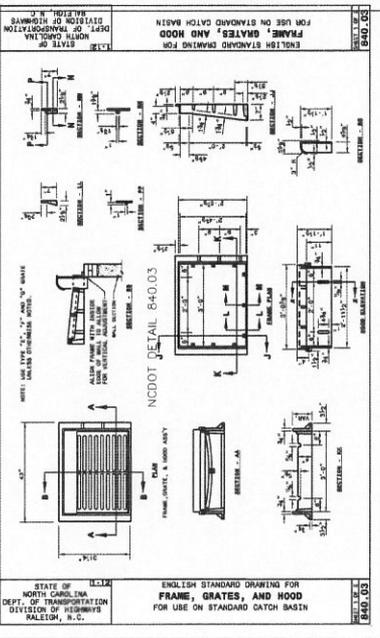
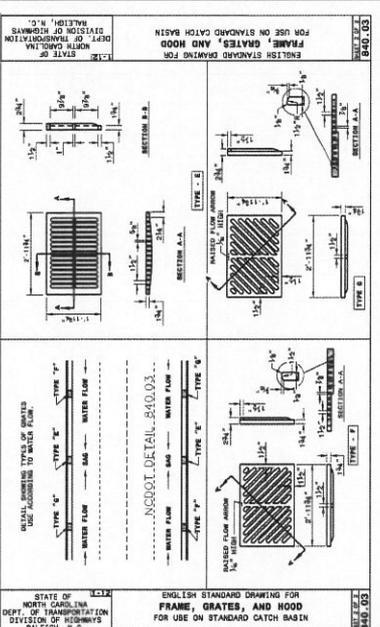
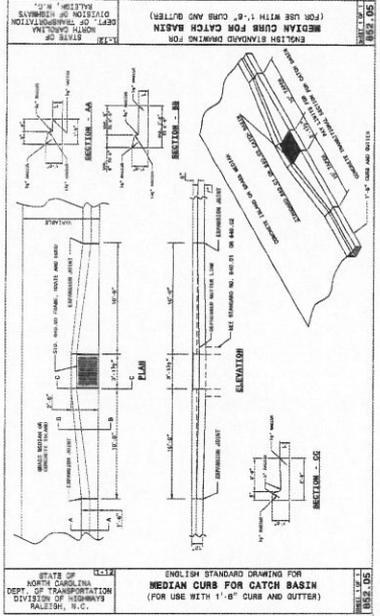
GSP CONSULTING, PLLC
ENGINEERING
6426 Gordon Road, Suite C, Wilmington, North Carolina, 28411, tel: 910-794-6839

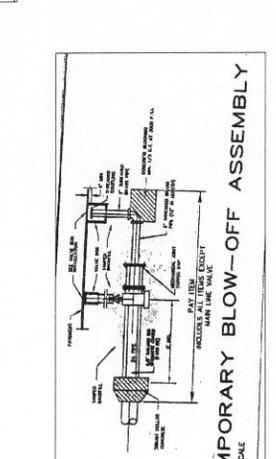
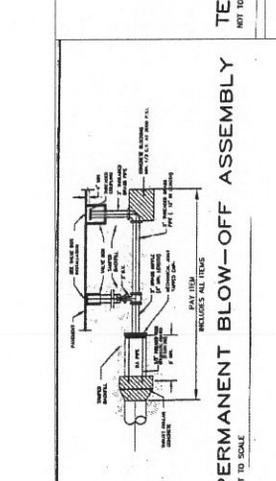
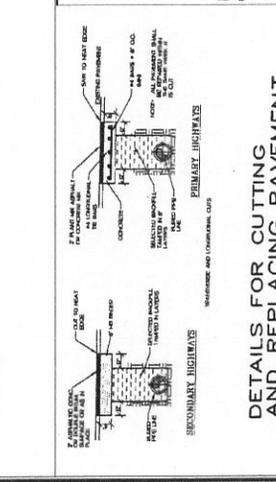
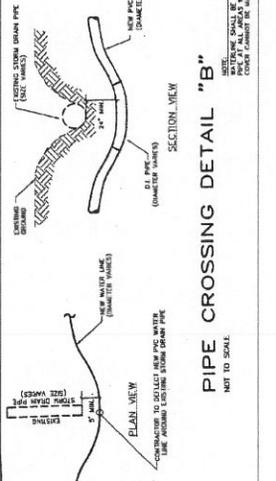
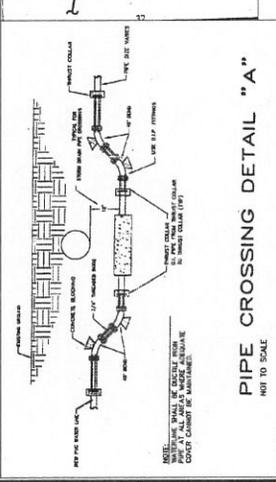
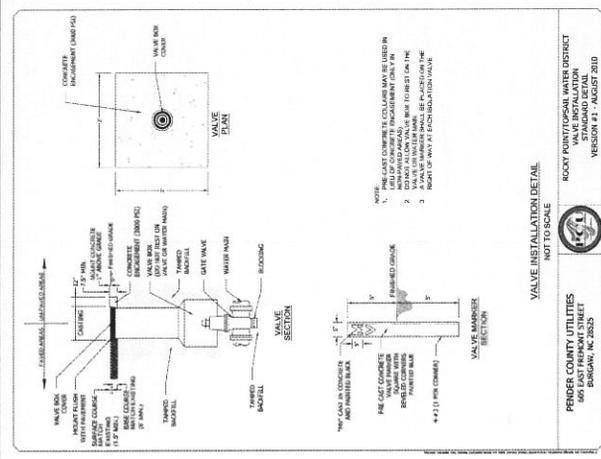
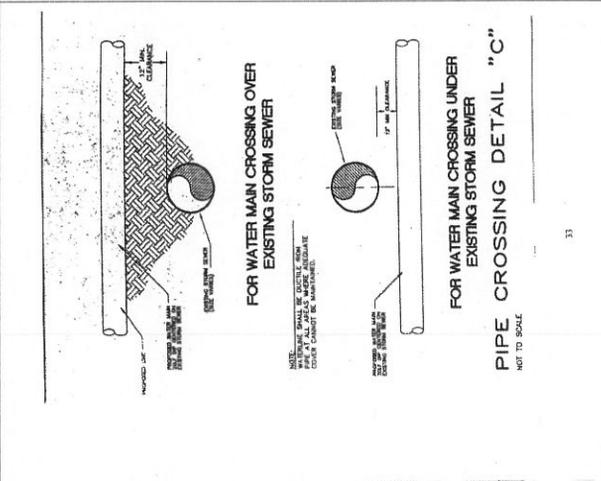
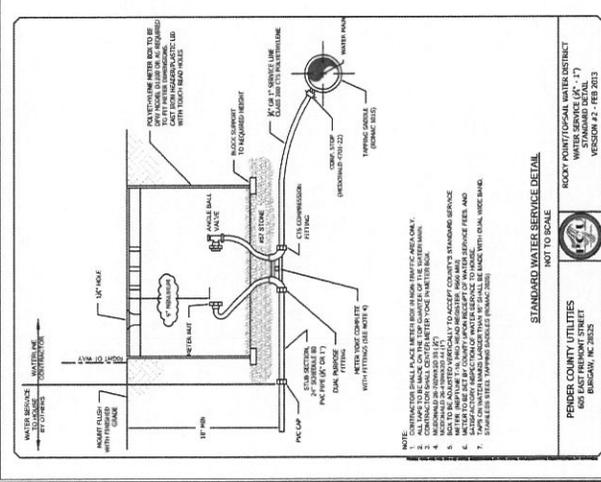
PREPARED FOR:
SIGNATURE TOP SAL, INC. LLC
7317
Hendrix, N.Y. 27824
731-822-8881

STANDARD DETAILS

WYNDWATER - PHASE 3
Pender County
North Carolina
Topsail Township

No.	Revision	Date	By	Checker	Scale	Drawn	Date
					AS SHOWN		2015
							2015-08-04





No.	REVISION	DATE	BY	CHKD	APP'D	SCALE

DETAILED FOR CUTTING AND REPLACING PAVEMENT
NOT TO SCALE

ROCKY POINT/TOPSAIL WATER DISTRICT
WATER SERVICE (A1 - 17)
605 EAST PRINCE STREET
BURLINGAME, NC 28203

PRINCE COUNTY UTILITIES
605 EAST PRINCE STREET
BURLINGAME, NC 28203

VERSION A2 - FEB 2013

No.	REVISION	DATE	BY	CHKD	APP'D	SCALE

DETAILS FOR CUTTING AND REPLACING PAVEMENT
NOT TO SCALE

ROCKY POINT/TOPSAIL WATER DISTRICT
WATER SERVICE (A1 - 17)
605 EAST PRINCE STREET
BURLINGAME, NC 28203

PRINCE COUNTY UTILITIES
605 EAST PRINCE STREET
BURLINGAME, NC 28203

VERSION A2 - FEB 2013

No.	REVISION	DATE	BY	CHKD	APP'D	SCALE

DETAILS FOR CUTTING AND REPLACING PAVEMENT
NOT TO SCALE

ROCKY POINT/TOPSAIL WATER DISTRICT
WATER SERVICE (A1 - 17)
605 EAST PRINCE STREET
BURLINGAME, NC 28203

PRINCE COUNTY UTILITIES
605 EAST PRINCE STREET
BURLINGAME, NC 28203

VERSION A2 - FEB 2013

WYNDWATER - PHASE 3
Pender County
North Carolina

PENDER COUNTY UTILITIES DETAILS

GSP CONSULTING, PLLC
ENGINEERING

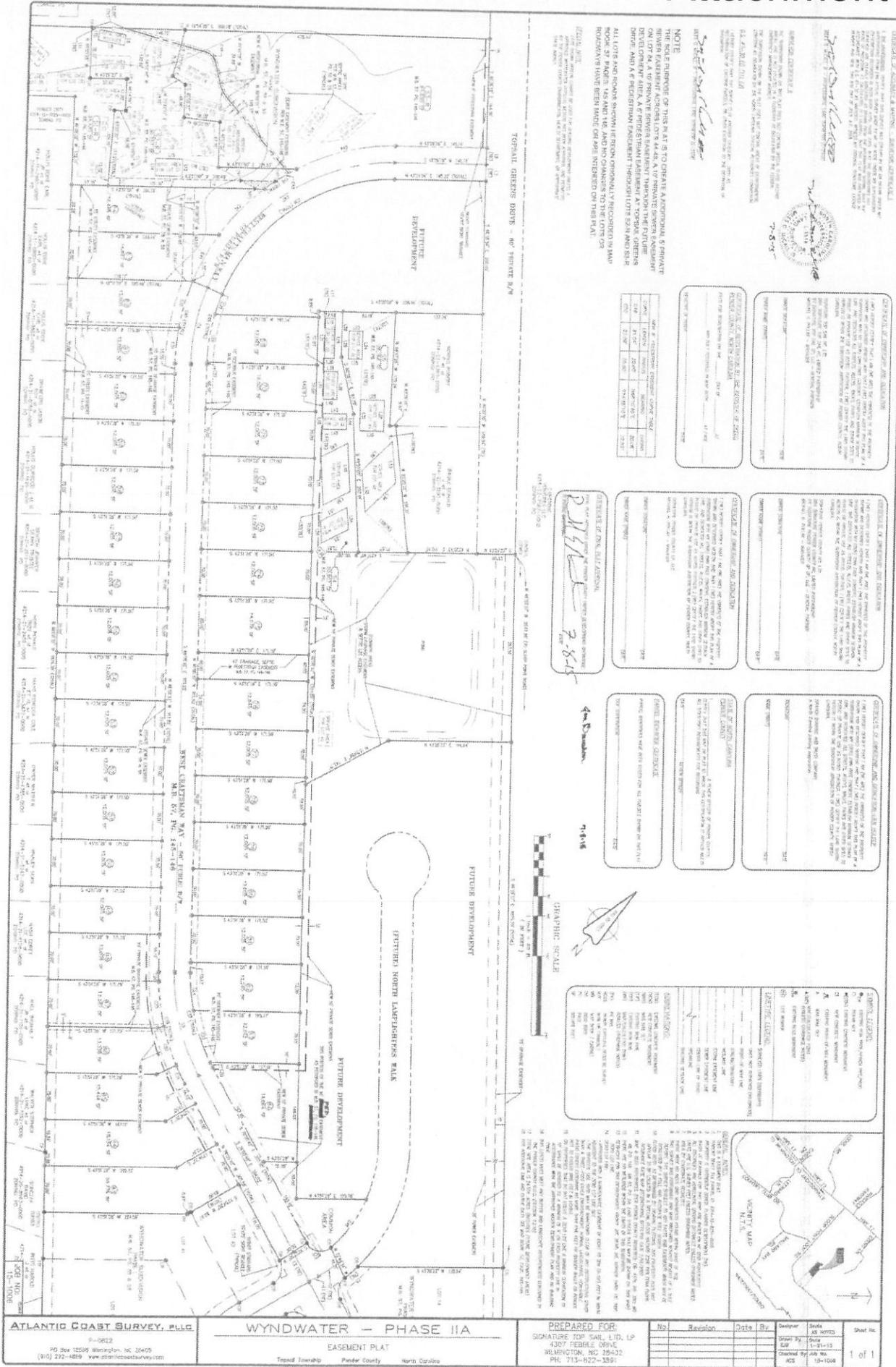
6625 Gordon Road, Unit C, Wilmington, North Carolina 28411, 863-794-6529 Fax: 810-794-6649

Sheet No. **C-11**

DATE: 08/15/2013
DRAWN: J. W. WILSON
CHECKED: J. W. WILSON
APPROVED: J. W. WILSON



Attachment 2



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

July 8, 2015

Signature Top Sail NC, Ltd.
9937 B #377
Houston Texas 77024

Re: 11035 Wyndwater Master Development Plan Revision (PINs: 4214-12-4590-0000, 4204-94-9912-0000)

Dear Signature Top Sail NC, Ltd,

The Pender County Planning Board, at the July 8, 2015 meeting, voted unanimously to pass a motion to approve the Master Development Plan for Wyndwater with the proposed revision; increasing the overall project area to include approximately ± 6.2 acres from the adjacent parcel to the northeast (Pender County PIN:4204-94-9912-0000), increasing the overall project density from 2.72 to 3.1 units per acre, adding attached duplex housing type, reducing the lot size from originally approved 12,000 sq. ft. to 5,000 sq. ft. for lots to be serviced by regional sewer, and changing the location of Emergency Access to Doral Drive from Phase II to Phase III. All other approvals and conditions from previous Planning Board hearings remain applicable at this time. Planning Board approval from included the conditions;

1. Provide connection to adjacent property to future development to the northwest (documented under case #11067 submitted for the December Planning Board meeting).
2. Provide connection to identified "Capstone Property"
3. Allow for "alternative" design for alleyway as shown on sheet C-3.4
4. Allow for emergency access along the connection to Doral Drive (SR 1693).
5. The temporary cul de sac shown on the western portion of the Master Development Plan (PG C-3.2 of Site Plan) shall be converted to a through roadway at the time of the adjacent parcel development; the roadway connecting the Wyndwater and Cardinal Pointe shall be built to collector street standards as outlined in Section 7.5.3.C. Coordination between the applicant and the adjacent property owner shall be necessary to ensure interconnectivity.
6. Additional to the condition five (5), a second roadway connection shall be shown to the adjacent parcel (PIN: 4204-94-9912-0000 and identified as the Cardinal Pointe Master Development Plan Case # 11067). These connections shall be further delineated in each phase submittal for review and approval.

The Master Development Plan is valid for two years based on the Unified Development Ordinance.

As detailed in the Unified Development Ordinance requirements for Master Development Plans, these items shall be addressed on the final Master Development Plan in order to be signed and approved by the Planning and Community Development Department. Please do not hesitate to contact me at (910) 259-1274 if you have any further questions.

Please see attached document for issues to be addressed before MDP can be signed

Respectfully,

A handwritten signature in blue ink, appearing to read 'Ron Meredith', with a long horizontal flourish extending to the right.

Ron Meredith, Current Planner
Pender County Planning and Community Development

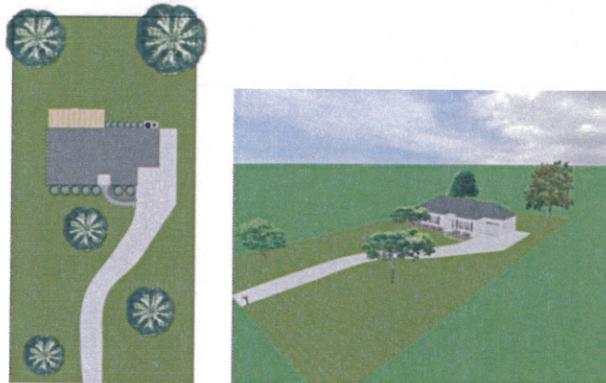
4.15 HOUSING TYPES

The following housing types are established to provide a common terminology for housing in the County. "Single Family Housing" is defined as: Single Family Detached; Zero Lot Line Detached; Semi-Attached House; Multiplex Attached; and, Townhouse Attached. Upper-Story Residential Attached and Multifamily Attached are considered "Multifamily Housing".

Commentary: All drawings are NOT to scale and are for illustrative purposes only.

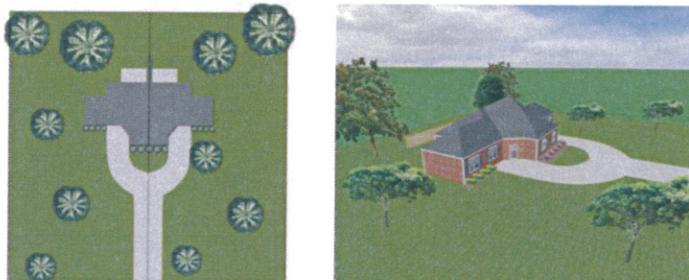
4.15.1 Single Family Dwelling - Detached Conventional

- A. A "single-family detached residence" shall be a dwelling unit located on a single lot with private yards on all four sides.
- B. A single family detached dwelling unit shall be permitted in the following districts: RA, RP, MH, and PD.
- C. The following is a typical sketch of a single family detached housing type:



4.15.2 Single Family Dwelling - Attached Duplex

- A. Two attached single family units located on one or two lots that share a common wall along the lot line, providing for fee-simple ownership.
- B. A single family attached (duplex) dwelling unit shall be permitted in the following districts: RA, RP, RM, and PD.
- C. The following is a typical sketch of a single family attached (duplex) housing type:



4.15.3 Single Family Dwelling - Detached Zero Lot Line

A "single-family detached zero lot line residence" shall be a single-family residence on an individual lot. The building is set on one of the side property lines, with a maintenance easement on the adjoining lot. A zero lot line residence shall be utilized to create more useable space on a lot, efficiently and environmentally friendly by pooling open space or clustering a central common area.



Applicant:
Signature Top Sail NC, LTD

Owner:
Signature Top Sail NC, LTD

Phase III
Preliminary Plat

Case Number:
11035

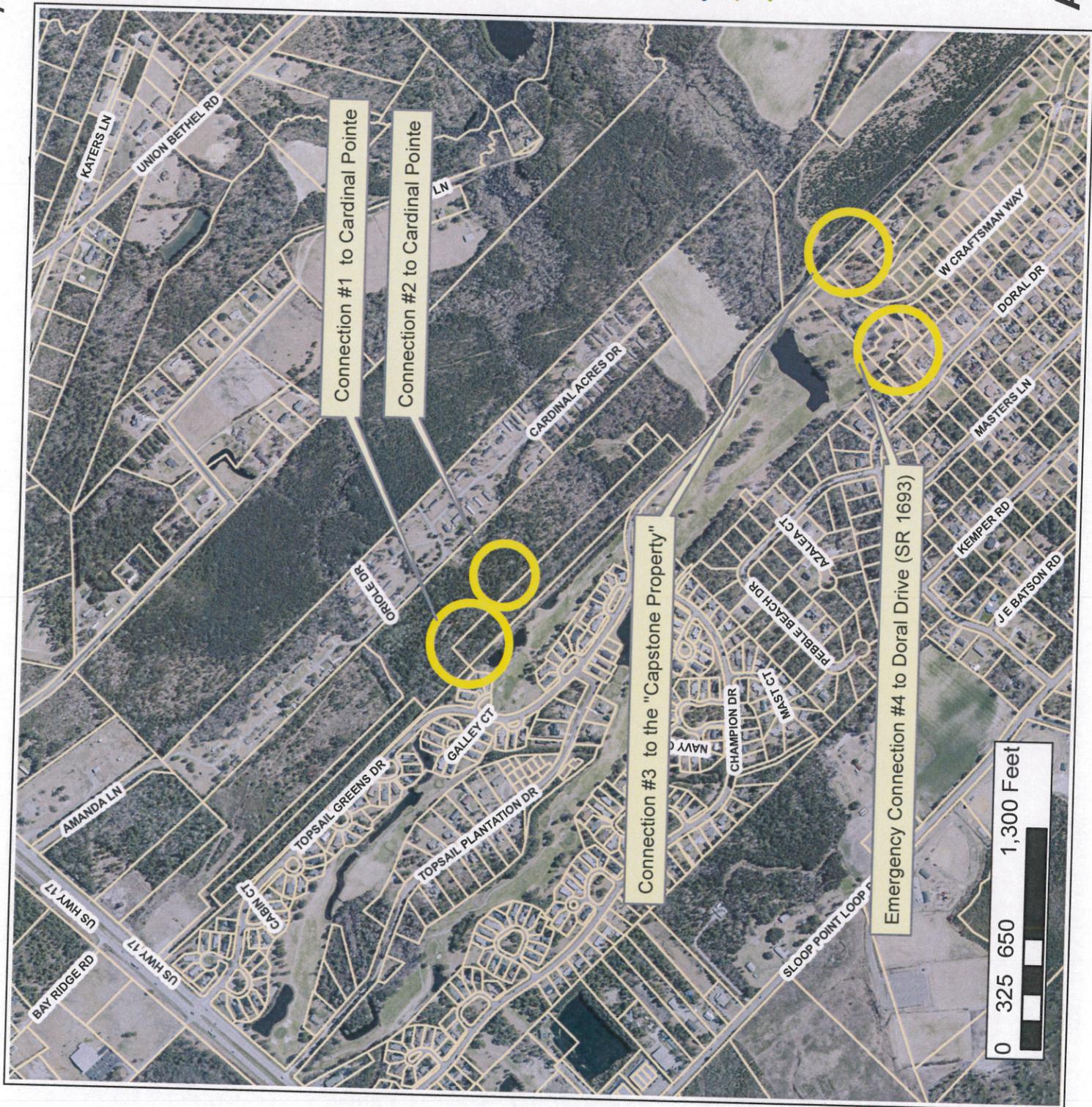
Wyndwater

Legend

-  Wyndwater MDP Project Area
-  Wyndwater Proposed Roadways
-  Cardinal Pointe Proposed Roadways



Adjacent Connections



Connection #1 to Cardinal Pointe

Connection #2 to Cardinal Pointe

Connection #3 to the "Capstone Property"

Emergency Connection #4 to Doral Drive (SR 1693)





May 15, 2015

Mike Pollak
Manager
Signature Topsail NC LTD
6450 Shinnwood Road
Wilmington NC 28409

Re: Pluris Hampstead, LLC's Intent to Serve Signature Topsail NC LTD, Pender County

Dear Mr. Pollak,

This letter serves as confirmation of Pluris Hampstead, LLC's ("Pluris") intent to serve the above referenced development with wastewater treatment in accordance with the requirements of the North Carolina Department of Environmental Management ("DENR"), and the North Carolina Utilities Commission ("NCUC") to whom Pluris will be subject to for environmental and rate regulation respectively. In addition Pluris will be subject to the provisions of the County of Pender approved Special Use Permit.

It is our understanding that the initial phase of construction for the development will consist of forty (40) single family residences, requiring wastewater treatment in the initial phase for a maximum flow of 14,400 gallons per day. Subsequent development phases may include up to two-hundred ten (210) single family residences.

Pluris is currently in the construction phase of the new membrane bio-reactor ("MBR") wastewater treatment plant and related force main that will service Signature Topsail NC LTD. Operation of the MBR plant is currently estimated to begin at the end of December, 2015. Pluris has its first of two environmental permits from the DENR, which will allow sufficient treatment flow to include the initial phase of Signature Topsail NC LTD. The second permit will be completed prior to the MBR plant start up and address the total design flow for the regional plant. The DENR will allow the pumping and hauling of any wastewater for an interim period should any homes be completed prior to the start-up of the MBR plant. Wastewater would be treated at the existing Pluris MBR plant in Onslow County.

Please note that this letter of intent to provide wastewater service to the development is contingent upon the execution of a Developer Agreement between Signature Topsail NC LTD and Pluris Hampstead, LLC.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Maurice W. Gallarda", with a long, sweeping underline.

Maurice W. Gallarda, PE
Managing Member

Cc: Randy Hoffer, Regional Manager, Pluris

Attachment 7



Technical Review Committee Review and Response

Date: August 11, 2015

Name: Bill McDow Agency: WMPO

Phone: (910) 341-7819 Email: bill.mcdow@wilmingtonnc.gov

Wyndwater Phase 3 and MDP Revision Requirements:

1. A TIA is in progress for this project. The proposed Development Site Information for 350 units and future development does not match the current TIA which calls for a significantly higher number of SF homes, Townhouses, Senior Adult Units and Commercial Development.
2. Revise TIA and MDP to match proposed project development plan, phasing, and buildout.
3. The proposed 35' Radius for the subdivision cul-de-sacs are too small to accommodate fire engines and school buses. Increase Cul-de-sac Radius to 40' minimum to accommodate School Buses and Fire Engines using the streets.
4. Provide the name for proposed and existing local streets, and collectors. Ensure private and public designations are shown with any easements along the R/W. Show street names for connecting streets and adjacent streets.
5. Provide street, curve, intersection geometry for proposed streets and intersections. If segments are called out, please label segments with dimensions or place them in a table per Pender County UDO requirements.
6. Show proposed and existing sidewalk, trails and pedestrian Access easements on the plan with dimensions for each sidewalk or trail.
7. Provide wheel chair ramps at street corners where sidewalk is present or proposed in accordance with ADA requirements for newly constructed streets. Update the street cross section and/or intersection detail to show the location of the sidewalk.
8. Show proposed crosswalks on the site plan. Provide a detail for the crosswalk and wheel chair ramps on the plan.
9. Provide a street cross section for the 50' Public Collector R/W.
10. Add curb and gutter detail and standard NCDOT details for this project.
11. Provide a Subdivision statement on the presence of private streets within the subdivision.
12. The project is proposing connections directly to US Hwy 17 and Sloop Point Rd, which will require a NCDOT Driveway permit.

Recommendations:

1. Increase street corner intersection radius to R30 per NCDOT Subdivision Roads Minimum Construction Standards to accommodate Trash Trucks, Fire, School Buses and Moving Vans.

2. Revise the location of the North Arrow on Sheets C-3.1 and C-8.
3. Plans for previous phases showed sidewalk and Multi-use path, please show them on the Master Development Plan. Provide details on connection points along the street to the sidewalk and paths.
4. The proposed profile plan sheets have reversed the direction and orientation of the streets, direction of North, and how streets are shown. The profiles appear to be a mirror image of the site plan.
5. Show any proposed connections to adjacent lots and developments.
6. Applicant is requested to install a Park and Ride Location within Commercial Section of the development at Hwy 17.
7. Show proposed layout for the Mixed Commercial Areas and Park, recreation, and open space or Pedestrian areas shown on the site plan.
8. Show Crosswalks near parks and amenity areas.
9. Show Service Areas for the septic system on the site or utility plan sheets.
10. The project has proposed private streets and sidewalk on a Public Street. Please provide a note on the plans regarding maintenance of the proposed private streets and sidewalk by the HOA

Comments:

Information Requested:

Please Follow Up Prior to Meeting: Yes/ No



Pender County Emergency Management

Occupancy: **Wyndwater Phase II**
Address: **Wyndwater**
Hampstead NC 28443

Inspection Type: **TRC**
Inspection Date: **8/11/2015** By: **Batson, Tommy (2342)**
Time In: **14:19** Time Out: **14:34**
Authorized Date: **08/11/2015** By: **Batson, Tommy (2342)**

Form: Blank Fire Inspection

Inspection Topics:

Violations

Other Violation-See Notes
Other Violation-See Notes
Status: INFORMATION
Notes: No notes for this project not covered by others

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

Notes: No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 15 minutes
Total Time: 15 minutes

Summary:

Overall Result: Passed
Inspector Notes:

Inspector:

Name: Batson, Tommy
Rank: Deputy Fire Marshal
Work Phone(s): 910-470-4721
Email(s): tbatson@pendercountync.gov
Batson, Tommy:

Signed on: 08/11/2015 14:22

Signature

Date

Occupant Signature:

Signature

Date



Technical Review Committee Review and Response

Date: 08/11/15

Name: Wyndwater Phase III

Agency: NCDOT

Phone: 910-346-2040

Email: dracine@ncdot.gov

Requirements: Submit for Driveway Permit. TIA is being updated, any roadway improvements will be based on TIA recommendations. Submit for Plan approval.

Recommendations:

Comments:

Information Requested:



Technical Review Committee Review and Response

Please Follow Up Prior to Meeting: Yes/No

Ron Meredith

From: Bryan McCabe
Sent: Monday, August 17, 2015 4:42 PM
To: Ron Meredith; Margaret Gray
Subject: PCU TRC Comments Revised

Mr. Meredith:

PCU Comments from 8/11/15 TRC Meeting Follow:

Kings Ransom Phase II: Plans have already been approved by PCU. Awaiting Authorization to Construct from NCDENR Public Water Supply Section.

(Side Note, not a comment from TRC: If extending the temporary cul-de-sac from Phase I AKA Treasure Way, PCU would like the waterline to connect to the waterline on Windy Point please).

Bailey Shoppes MDP Revision: No Office Space/Utilities are proposed. No comment from PCU.

Oak Ridge at Olde Point Master Development Plan: PCU requested submittal of plans from the Developer's Engineer. Service should be run from the 16" waterline on US 17 with consideration of future development on other parcels. If a fire line is required to service a sprinkler system for the proposed structure, the minimum line size would need to be 8".

Connaway Majore Site Plan: Only requested a water service for a single office building (no utilities proposed for storage structures). Apply for service at PCU on 605 E. Fremont Street.

Wyndwater Phase III: An inter-connect will be required to complete Phase III. The Developer indicated Phase III will be divided into two or more sub-phases (Phase III A, B, and C), and that the inter-connect would be constructed prior to proceeding with Phase III B or C; depending on how the phasing is accomplished. PCU takes no exception with proceeding in this manner, and requested submittal of formal plans from the Developer's Engineer for review. The submitted plan should depict the inter-connect, phasing lines, and provide additional detail on "existing lines to be replaced."

Thanks,

Bryan McCabe, PE
Project Engineer
Pender County Utilities
605 E. Fremont Street
Burgaw, NC 28425
Phone 910-259-0212
Fax 910-259-1579

[Pender County Utilities Website](#)
bmccabe@pendercountync.gov



Applicant:
Signature Top Sail NC, LTD

Owner:
Signature Top Sail NC, LTD

**Phase III
Preliminary Plat**

Case Number:
11035

Wyndwater

Legend

Subject Property

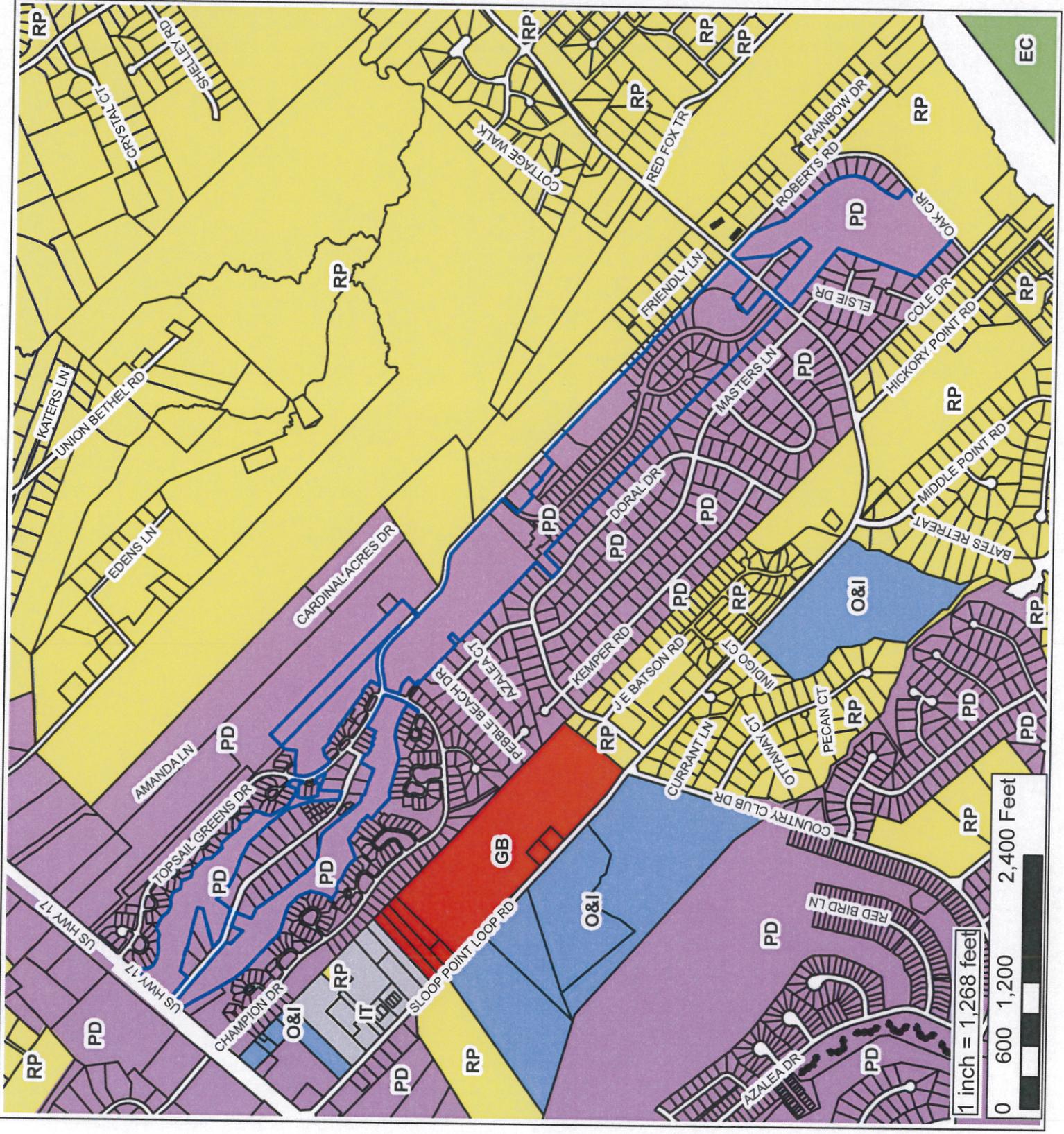
Zoning Classification

UDO Zoning

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



Current Zoning





Applicant:
Signature Top Sail NC, LTI

Owner:
Signature Top Sail NC, LTI

Phase III
Preliminary Plat

Case Number:
11035

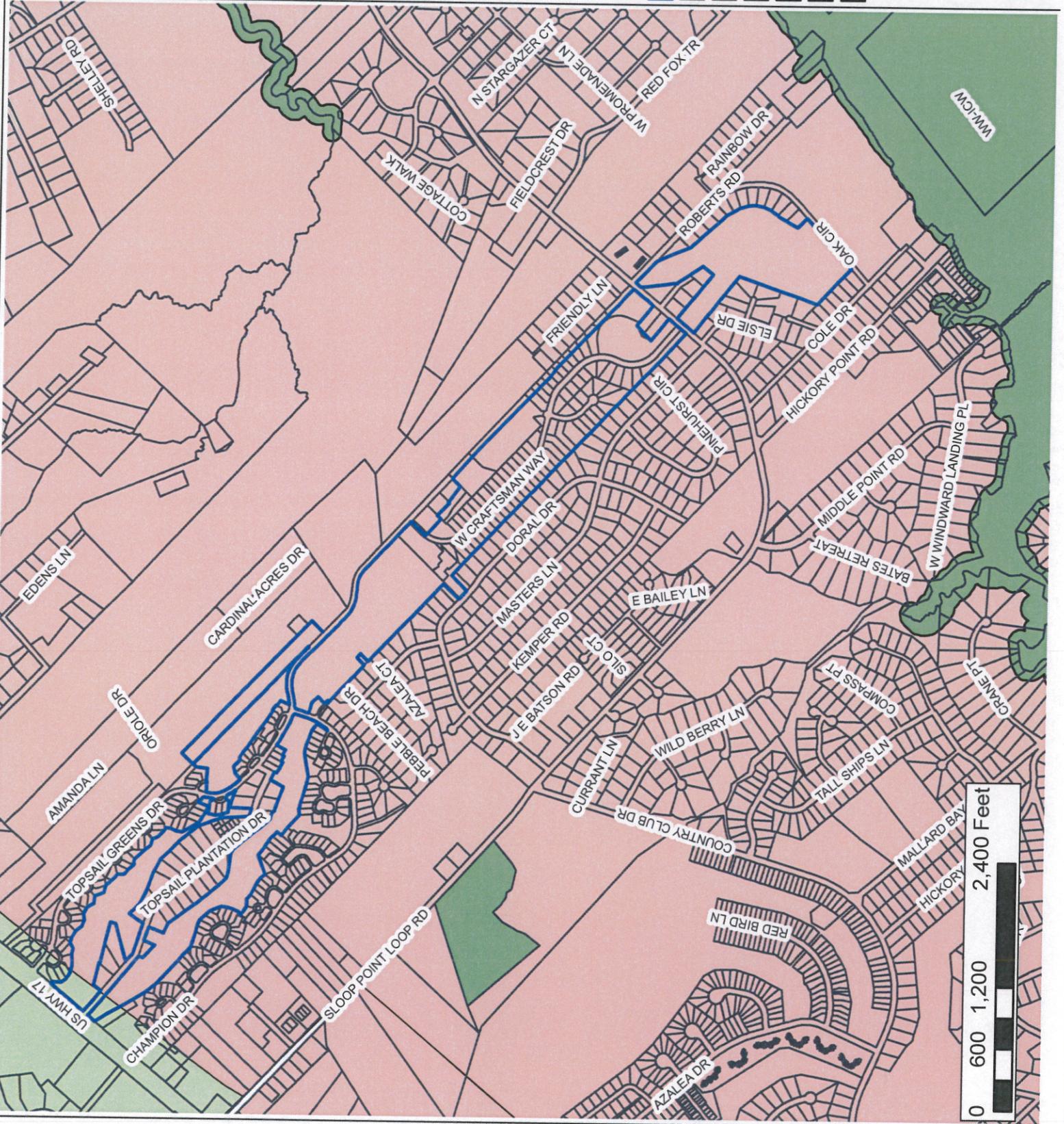
Wyndwater

Legend

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



Future Land Use





Applicant:
Signature Top Sail NC, LTD

Owner:
Signature Top Sail NC, LTD

Phase III
Preliminary Plat

Case Number:
11035

Wyndwater

Legend



Subject Parcel



2012 AERIAL





Applicant:
Signature Top Sail NC, LTD

Owner:
Signature Top Sail NC, LTD

Phase III
Preliminary Plat

Case Number:
11035

Wyndwater

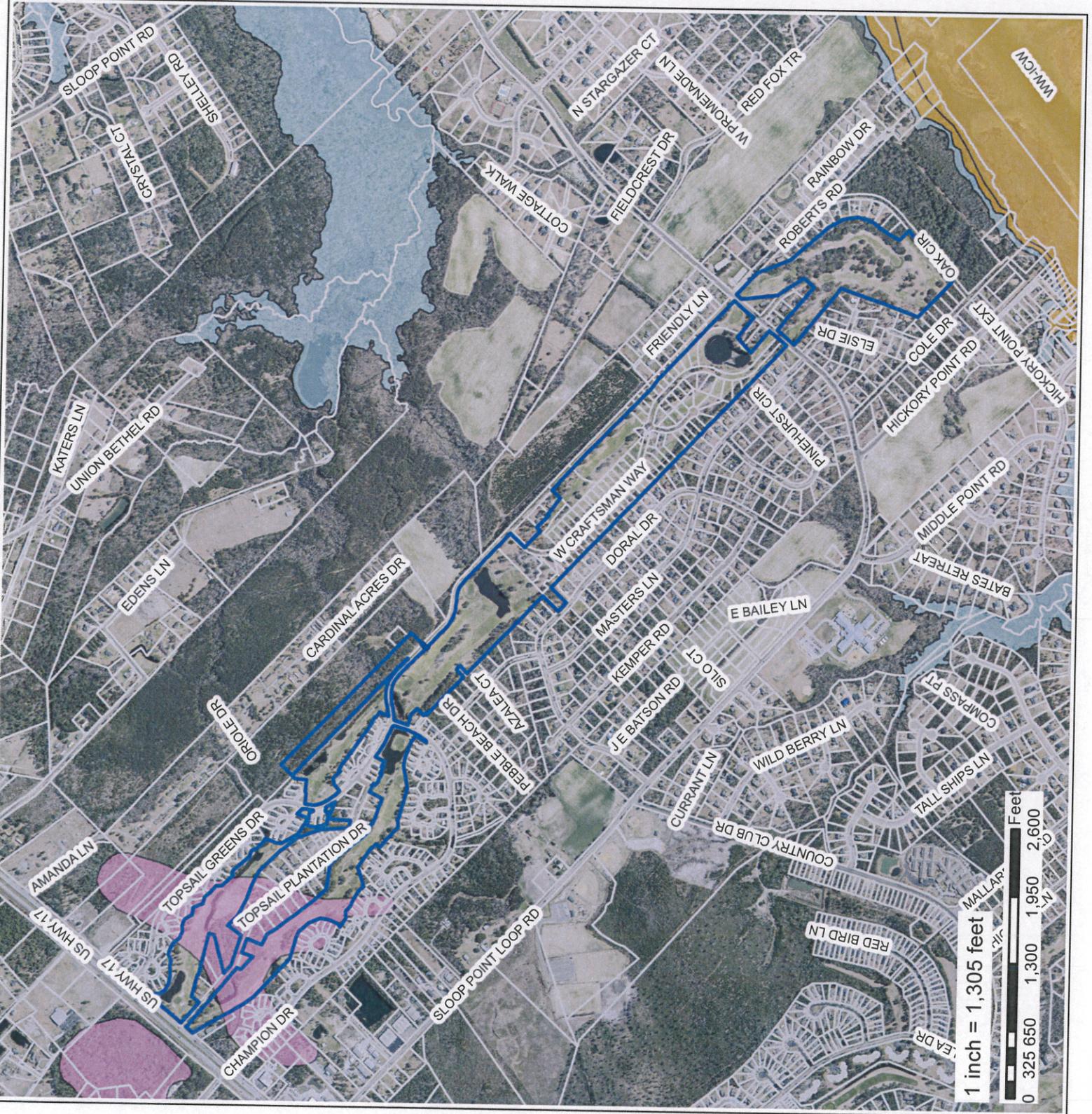
Subject Property

Flood Hazard Areas

- A
- AE
- AEFW
- SHADED X
- VE



Flood Zones





Applicant:
Signature Top Sail NC, LTD

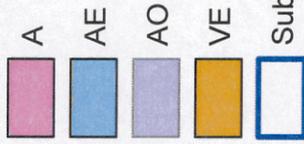
Owner:
Signature Top Sail NC, LTD

**Phase III
Preliminary Plat**

Case Number:
11035

Wyndwater

Preliminary Flood Zones



**Preliminary
Flood Zones**



PLANNING STAFF REPORT
Conditional Zoning Map Amendment

SUMMARY:

Hearing Date: October 13, 2015 Planning Board
November 23, 2015 Board of Commissioners
Applicant: Grey Bull Inc.
Property Owner: Linda Kaye Howard Taylor et al
Case Number: 11458

Rezoning Proposal: Grey Bull Inc., applicant, on behalf of Linda Kaye Howard Taylor et al, owner, is requesting approval of a Zoning Map Amendment for a conditional rezoning of one (1) tract totaling approximately 120.87 acres from RP, Residential Performance zoning district to RM-CD1, Residential Mixed conditional zoning district.

Property Record Numbers, Acreage, and Location: The subject property is located to the east of US HWY 17, to the south and west of the residential subdivision Forest Sound, and to north of the residential subdivision Hampstead on the Sound in Hampstead and may be further identified by Pender County PIN 3292-27-2690-0000.

RECOMMENDATION

The application consists of a conditional rezoning of one (1) tract totaling approximately 120.87 acres from RP, Residential Performance zoning district to RM-CD1, Residential Mixed conditional zoning district. As submitted, the request complies with all criteria set forth in Section 3.4.4 Review Criteria for Rezoning of the Pender County Unified Development Ordinance and is not in conflict with the 2010 Comprehensive Land Use Plan. The application is consistent with three (3) goals and thirteen (13) policies of the 2010 Pender County Comprehensive Land Use Plan and potentially conflicts with one (1) policy.

HISTORY

The subject property currently contains a 195 foot monopole style telecommunication tower (SUP 10965) unanimously approved on June 17, 2013 by the Board of County Commissioners. The existing telecommunication tower has access directly on US HWY 17 in Hampstead through an access and utility easement thirty (30) feet in width (Attachment 1). The remainder of the property is vacant and wooded.

DESCRIPTION

This application consists of a conditional rezoning of one (1) tract totaling approximately 120.87 acres from RP, Residential Performance zoning district to RM-CD1, Residential Mixed conditional zoning district.

Proposed Uses

The proposed uses within the RM-CD1, Residential Mixed conditional zoning district are; telecommunication tower, single family dwelling conventional detached and other typical neighborhood amenities or project infrastructure according to the Applicant's narrative. All other uses will be prohibited unless an alteration is made to the approval. Any changes to the requested petition shall be processed in

accordance with amendments to the zoning map and in accordance with Section 3.4 of the Pender County Unified Development Ordinance (Attachment 2). It is the applicant's intention to develop the site for a single family residential subdivision. There are 106 proposed residential units on the subject parcel.

Proposed Lot Sizes

According to the submitted site plan; the minimum lot size proposed is 6,800 sq. ft. and a proposed maximum height of forty (40) feet. The RP, Residential Performance zoning district has a minimum of 15,000 sq. ft. lots with height limited at 35 feet. Setbacks of this conditional rezoning are proposed below:

	Proposed Setbacks (in feet)	RP Zoning District Setbacks (in feet)
Front Yard	5	30
Side Yard	5	10
Corner Yard	5	15
Rear Yard	10	25
Chord Length	40	30

The Fire Marshal noted that Pender EMS and Fire District 14, the second response unit is from Fire District 16 and has a ladder truck to allow for the requested forty (40) feet height. Approval is recommended for the height as requested.

Services (Wastewater/Water)

The Applicant is proposing a public water connection to Pender County Utilities and all review and approvals for the public water service are per Pender County Utilities Department.

An intent to service letter was provided by the applicant on behalf of Old North State Water Company LLC. to service 110 single family residential units (Attachment 3). The applicant shall work directly with Old North State Water Company LLC. and Pender County for wastewater approval for service to each phase of the development prior to final approval. Old North State Water Company LLC. currently operates the Majestic Oaks wastewater package plant and the subject parcel is proposing connection into the same plant for wastewater services.

Open Space

All new residential subdivisions shall provide open space in the amount of 0.03 acres per dwelling unit within the subdivision. The applicant is required to provide 3.18 acres of open space with at least 1.59 acres of active open space. Active open space is defined as areas such as a park for village commons providing space for outdoor recreation activities according to Section 7.6.1.B. of the Pender County Unified Development Ordinance. The Applicant has provided 5.73 acres, with 3.26 acres as active open space sufficiently meeting Open Space requirements for the 106 proposed lots.

Recreational Units

All developments containing thirty-four (34) units or more are required to provide recreational units per Section 7.6.2 of the Pender County Unified Development Ordinance. With 106 lots proposed the applicant is required to provide 1.5 recreational units, which equates to \$15,000. This can be installed on the property, approved in conjunction with the Parks and Recreation Master Development Plan or a payment in lieu of dedication can be made as the Board deems appropriate.

The Applicant intentions to develop the recreation facilities within the subject property. The 2010 Parks and Recreation Comprehensive Master Plan does not recommend a specific facility however, it is recommended from the Parks and Recreation Division to install commercial outdoor fitness equipment

for the residents to utilize while they are walking throughout the subdivision. There are also “senior playgrounds” where unit has component that are geared toward increasing the balance, coordination and agility of the adult users.

Roadways and Traffic

The Applicant is proposing both public and private roadways in the conditional rezoning request.

Public Roadway

A public collector roadway will connect Forest Sound Road (private) to Second Street (SR 1616). According to Section 7.5.1 of the Pender County Unified Development Ordinance the layout of streets as to arrangement, width, grade, character and location shall conform to the 2007 Coastal Pender Collector Street Plan or any other approved Transportation Improvement Plan. This roadway is recommended in the 2007 Coastal Pender Collector Street Plan in Figure 4.1 as a priority new collector with bicycle facilities (Attachment 4). As submitted this is a sixty (60) foot wide right of way in compliance with the 2007 Coastal Pender Collector Street Plan recommendation.

Private Roadways

Private roadways shall be designed and constructed in compliance with current NCDOT Subdivision Roads Minimum Construction Standards according to the Pender County Unified Development Ordinance Section 7.5.3. The private roadways internal to the development as submitted are designated as fifty (50) foot right of ways.

According to Section 7.5.3.B; any private roadway must make provision for immediate access for the Pender County Emergency Service (Law Enforcement, Fire & Rescue) vehicles and employees to the development and shall provide for an easement for such services and an easement shall be provided to Pender County and its employees for the administration of Pender County Ordinances. This will be examined at the development plan submittal and the Technical Review Committee.

Forest Sound Road

The Applicant has provided evidence of legal rights for ingress and egress through Forest Sound Road (private) from the subject property. These documents may be found in Attachment 5. The access point and use of Forest Sound Road (private) shall be in accordance with the current HOA of Forest Sound and their road maintenance agreement on this private roadway.

Forest Sound Road (private) from US HWY 17 to the site access shall be designed and constructed in compliance with current NCDOT Subdivision Roads Minimum Construction Standards per Section 7.5.3 of the Pender County Unified Development Ordinance. The Applicant may provide such certification through the Private Road Certification and Defects Guarantee both found in Appendix D of the Unified Development Ordinance; typical Forms and Surveyor Notes. These improvements are required at the time development approval for each Phase as submitted. Policy 2B.1.9 of the 2010 Comprehensive Land Use Plan States; as recommended in the Coastal Pender Collector Streets Plan, all new streets that have the potential to connect adjacent developments should be constructed to NCDOT secondary road standards and accepted for public maintenance to ensure future connectivity.

According to the Applicant this roadway was constructed in the early 1990s to NCDOT standards, therefore the upgrades necessary to the roadway may only be surfacing changes. Any upgrades to the roadways shall be in accordance with NCDOT standards for surfacing and construction and certified in accordance with Appendix D.

The driveway connection between Forest Sound Road (private) and US HWY 17 shall be approved through a NCDOT Driveway Permit and the approved Traffic Impact Analysis.

Adjacent Connections

According to Section 7.5.1.A.6 of the Pender County Unified Development Ordinance; the layout of the streets as to arrangement, width, grade, character, and location shall conform to...the adjoining street system, as well as, existing, planned and proposed streets. Reasonable access will be provided to adjacent properties for development. According to the 2010 Comprehensive Land Use Plan Section II page nine (9); a lack of interconnectivity forces vehicular traffic to public collector streets and major thoroughfares which increases traffic volumes and decreases traffic carrying capacities of public streets. Pender County's interconnectivity standards are based on reasonableness and adequacy.

The submitted site plan makes connection from the public collector roadway to Second Street (SR 1616). This right of way is through the platted subdivision Section 5 Hampstead on the Sound recorded at the Register of Deeds on Map Book 8 Page 27 (Attachment 6). The developer will incur the costs of completing the connection to Second Street (SR 1616) and Lea Drive (SR 1614) across the platted and reserved sixty (60) foot right of way.

The second connection is the proposed public collector roadway to existing Forest Sound Road (private). The applicant has provided evidence of their legal right to utilize Forest Sound Road, these documents can be found in Attachment 5.

There is one final connection identified on Map Book 33 Page 107 as Davis Drive, identified as a sixty (60) foot public right of way to connect from the subject property to Lea Drive Extension (SR 1614) (Attachment 7). This is a dedicated right of way identified on the plat, which is not built at this time. Additionally, Lea Drive Extension (SR 1614) is not built at this time and a connection to Davis Drive would also require roadway improvements along Lea Drive Extension, shown on Map Book 7 Page 23 (Attachment 8).

Planning Staff had previously brought this connection to the attention of the Applicant in order to facilitate reasonable access to adjacent properties to conform to the adjoining street system through the planned street Davis Drive. The developer provided a traffic evaluation as to the necessity of this connection and asserts that reasonable access is provided in the current site layout without the Davis Drive and Lea Drive Extension (SR 1614) connection (Attachment 9). Due to the identified environmental impacts and the proposed twenty-five (25) percent of the site traffic to utilize this additional connection, the traffic engineer did not recommend this connection. Staff would recommend that if the site plan changes or if additional single family residential structures are proposed within the subject property that this connection be re-evaluated at that time.

Traffic Impact Analysis

According to the Coastal Pender Collector Street Plan, any development proposal which is in the identified Wilmington Metropolitan Planning Organization's planning bounds and proposes to generate more than 100 trips during the peak hours, based on the latest version of the Institute of Transportation Engineers Trip Generation Manual shall require a Traffic Impact Analysis (TIA) report. A TIA is a submitted traffic analysis document which includes, but is not limited to: a summary of the analysis and results, site plans, traffic counts and forecasts, volume generation, any assumptions used in the analysis, and any variations from these guidelines. This conditional rezoning request meets the threshold to require a TIA.

The TIA Scoping Document was submitted by the Applicant's traffic engineer and approved by the WMPO (Attachment 10). The TIA shall examine existing conditions traffic from 6:30AM-8:30AM and from 4PM-6PM at five (5) key locations;

1. US 17 and Peanut Road/Factory Road
2. US 17 and Forest Sound Road (proposed signal warrant analysis)
3. Lea Drive and Second Street/ Site Driveway
4. Lea Drive and Factory Road
5. Forest Sound Road and Site Driveway

The TIA will consider existing conditions, background traffic, build out traffic conditions, approved roadway improvements and potential signal warrants. Counts will be taken while school is in session and will meet NCDOT Congestion Management Guidelines. A three (3) percent growth rate calculated per year for Pender County shall be used with a projected buildout of 2017 for this specific project. The completed TIA is required prior to development approval.

A current State Transportation Improvement Project to be considered is U-5732 US HWY 17 Superstreet from Washington Acres Road (SR 1582) to Sloop Point Loop Road (SR 1563). This project is scheduled to begin right of way acquisition in 2019 with potential construction in 2021. A preliminary design of this portion of the Superstreet project can be viewed in Attachment 11.

Within the NCDOT's U-5732 project, a connection proposed as Dan Owen Drive (private) to Factory Road (SR 1570) is recommended and shown in the US 17/ NC 210 Corridor Study (pg. 21). This roadway connection would reduce safety concerns at adjacent intersections such as Factory Road (SR 1570) and US HWY 17. According to NCDOT there is no corridor reserved of engineering completed on this potential project. There is potential for this portion of the overall Superstreet project to be accelerated based on development proposals in close vicinity, namely this conditional rezoning request. The Applicant and Staff have been in communication with NCDOT about accelerating this project to ensure the safety of citizens and traveling in Hampstead.

Environmental Concerns

The subject parcel, of ±120.87 acres does contain portions of environmentally sensitive areas including wetlands and floodplains.

Wetlands

There are wetlands located throughout the property and the Applicant is in process of delineating these potential areas. At current there is no Jurisdictional Delineation (JD) to support the identified wetlands provided by the private environmental consultant. A JD is required at the time of development plan submittal. Any development within these areas may be subject to the permit requirements of Section 404 of the Clean Water Act.

Flood

A portion of the subject property located on northeast side of the subject property nearest to Corcus Ferry Road (private) is located within the "Approximate Zone AE" Special Flood Hazard Area, according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Number 3720329200J, Panel Number 3292. The AE floodzone is an area subject to inundation by the 1% annual chance shallow flooding where average depths are 1-3 feet with identified Base Flood Elevations; the established BFE is ten (10) feet on this small portion of the property. Any development within the Special Flood Hazard Area would be required to comply with the Pender County Flood Damage Prevention Ordinance.

However, with the new FIRMs released this year, to serve as the best available data it appears that the amount of the parcel in the "Approximate Zone AE" was increased on Panel 3292 to a BFE of twelve (12) feet and the addition of some Shaded X zone. The Shaded X zone is a moderate risk area with 0.2% annual chance floodplain where the average flooding depths are less than one (1) foot.

All development in these areas will require re-examination at the time of development plan submittal in accordance with the best available flood data. At this time the applicant proposes that these areas be incorporated into open space and the rear of some single family residential lots.

CAMA

After a preliminary analysis, it appears there are no CAMA Areas of Environmental Concern located on the project site. CAMA Areas of Environmental Concern are tidal and/or navigable waters within Pender County that are classified as Public Trust Area up to the normal high water line or normal water level and are subject to the regulations of the Divisions of Coastal Management.

Public Input Meeting

On September 2, 2015 the Applicant held a Community Meeting at the Auditorium of the Hampstead Annex at 4:30PM in accordance with Section 3.4.3 of the Pender County Unified Development Ordinance. Approximately sixty (60) citizens were present at the meeting; the meeting report can be found in Attachment 12. Concerns raised at this community meeting include but were not limited to;

1. type of product and the projected price point
2. timeframe for construction build out
3. impact on schools
4. planned roadway improvements and the coordination of the U-5732 Hampstead Superstreet
5. traffic and safety at Forest Sound Rd. (private) driveway with US HWY 17
6. maintenance of Forest Sound Rd. (private)
7. construction traffic
8. wetlands, drainage and other environmental impacts
9. safety of neighborhood and the private boat ramp
10. the unknown potential of the stub connection shown on the southwestern portion of the proposal
11. future land use and growth patterns of the County
12. appropriate buffers
13. buildout if the conditional rezoning proposal is not approved
14. utilities connections.

Following the Community Meeting, the Applicant has met with Forest Sound HOA Representatives to devise a list of mutually established conditions to further expand upon on the concerns. These potential conditions have been included in the report for the Board's consideration.

Technical Review Committee

On September 8, 2014 the Pender County Technical Review Committee reviewed the Applicant's submittal; the responses were collected in Attachment 13.

EVALUATION

- A) Public Notifications:** Public Notice of the proposal for map change has been advertised in the *Pender-Topsail Post and Voice*. Adjacent property owners have been given written notice of the request, and a public notification sign has been placed on the property.
- B) Existing Zoning in Area:** The subject property is located to the east of US HWY 17 properties which are zoned GB, General Business zoning district, to the south and west of the residential subdivision Forest Sound which is zoned RP, Residential Performance zoning district, and to north of the residential subdivision Hampstead on the Sound in Hampstead which is also zoned RP, Residential Performance zoning district.
- C) Existing Land Use in Area:** The subject property is located to the east of the Hampstead Annex Building, Hampstead Medical Center, and two (2) restaurants. The property is located to the south and west of the residential subdivision Forest Sound with single family residential uses, and to north of the residential subdivision Hampstead on the Sound also with single family residential uses.
- D) 2010 Comprehensive Land Use Plan Compliance:** The 2010 Comprehensive Land Use Plan designates the subject property as Mixed Use. The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian and transit friendly manner.

The following goals and policies within this plan which may support the rezoning request:

Growth Management Goal 1.A.1. Manage the physical growth and development of Pender County by promoting more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the predominant rural lifestyle and coastal environment that makes the County a unique place to live.

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

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

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

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

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

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

Transportation Goal 2B.1 Manage the timing, location, and intensity of growth by coordinating transportation improvements in accordance with the Comprehensive Land Use Plan and the Coastal Pender Collector Street Plan.

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

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

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

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

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

Community Design and Appearance Goal 3C.2 Improve community appearance by using cluster development options to preserve roadside views and open space.

Coastal Pender Small Area Plan Policy 4A1.2 Establish flexible development regulations which encourage a variety of mixed use infill and re-development along the US HWY 17 corridor.

The following policy within this plan may not support the rezoning request:

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

E) Unified Development Ordinance Compliance: Article 3.3.8 of the Unified Development Ordinance provides for standards that shall be followed by the Planning Board before a favorable recommendation of approval for rezoning can be made.

3.4.4 Review Criteria for Rezoning

- A. When evaluating an application for the creation of a conditional zoning district, the Planning Board and Board of Commissioners shall consider the following:
- 1) The application's consistency to the general policies and objectives all adopted Land Use Plans and Unified Development Ordinance.
 - 2) The potential impacts and/or benefits on the surrounding area, adjoining properties.
 - 3) The report of results from the public input meeting.

F) Conditions for Approval of Petition

1. Housing type allowed shall be limited to Single Family Detached – Conventional as defined. A “single-family detached residence” shall be a dwelling unit located on a single lot with private yards on all four sides.
2. A Jurisdictional Determination and Wetlands Impact Permit are required prior to Preliminary Plat approval for the identified wetlands outlined on the submitted site plan by the private environmental consultant. Any development within these areas may be subject to the permit requirements of Section 404 of the Clean Water Act.
3. The Applicant shall submit an approved Traffic Impact Analysis (TIA) prior to the approval of any phases of the development proposal.
4. Buffers
 - a. Applicant will provide a twenty (20) foot buffer along Forest Sound Road (private) with additional plantings to preserve community cohesiveness with the adjacent Forest Sound neighborhood. Buffer plantings shall be in addition to existing natural growth on the property. The plantings shall consist of indigenous trees and shrubs such as but not limited; to wax myrtles, red cedars, oak species, maples and other similar species as available. The specific plantings shall be a minimum of two (2) inch caliper and planted thirty (30) feet on center or as a mature canopy tree may dictate. This shall establish a natural buffer screening to create a landscape berm and natural screen. All buffers shall be maintained by Applicant.
 - b. Applicant shall install a landscaped area of ten (10) feet in depth between the identified right of way Second Street (SR 1616) and the adjacent residential structures in coordination with the adjacent property owners on their private property, subject to private agreement between landowners. The plantings shall consist of indigenous trees and shrubs such as but not limited; to wax myrtles, red cedars, oak species, maples and other similar species as available. The specific plantings shall be a minimum of two (2) inch caliper. All buffers shall be maintained by Applicant. The developer shall work with NCDOT in the installation of driveway access and culverts to allow for existing rear yard structures.
 - c. The Applicant will provide a twenty (20) foot landscaped easement in the rear of the lots on the eastern property bounds (Grovediere Lane). This shall serve as a perpetual vegetative buffer between adjacent properties.
5. Roadways
 - a. In order to mitigate possible road damage on Forest Sound Road (private) the applicant shall maintain all heavy vehicles and construction traffic during the infrastructure and site work to access the site from existing public right of ways. Language shall be included in construction contracts while letting the work to reflect this requirement.
 - b. The Applicant shall work with NCDOT through the Driveway Permitting process to provide adequate outbound traffic safety from Forest Sound Road (private) to US HWY 17.
 - c. The Applicant shall collaborate with the Forest Sound Homeowners Association to devise a Road Maintenance Agreement specifically to address improvements and the long term maintenance of Forest Sound Road (private) from the site entrance to US HWY 17, to be designed and constructed in compliance with current NCDOT Subdivision Roads Minimum Construction Standards according to the Pender County Unified Development Ordinance Section 7.5.3.
 - d. If there are any changes to the approved site plan or if additional single family residential structures are proposed within the subject property the connection to Davis Road and Lea Drive Extension (SR 1614) shall be re-evaluated for feasibility of interconnection. This

location is identified as "stub out for potential future connection to US HWY 17" on the submitted site plan.

6. The Applicant shall collaborate with the Forest Sound Homeowners Association regarding the privacy of their existing neighborhood, roadways and marina. This agreement is strictly private between the Forest Sound HOA and the Applicant.
 - a. The Applicant has agreed to work with the FS HOA to design and acquire signage that can be prominently placed at the entrance (or where deemed necessary) to adequately warn the public to trespass etc. This may be in the form of a gate or a sign along Forest Sound Road (private) but will be a private agreement between the FS HOA and the Applicant.
 - b. The Applicant agreed to formally educate each future homeowner of the new Project through a written document outlining the same and having homeowner acknowledge the same as having been received and reviewed.
 - c. Additionally, the Applicant has agreed to set aside in Escrow a sum for the future acquisition of a gate or security device to help monitor and/or gate or fence areas that may become encroached upon over time. After four (4) years, the approximate time of build out and sales of subject property, if such proceeds in Escrow have not been remitted to the FS HOA Applicant will be entitled to their return.

RECOMMENDATION

The application consists of a conditional rezoning of one (1) tract totaling approximately 120.87 acres from RP, Residential Performance zoning district to RM-CD1, Residential Mixed conditional zoning district. As submitted, the request complies with all criteria set forth in Section 3.4.4 Review Criteria for Rezoning of the Pender County Unified Development Ordinance and is not in conflict with the 2010 Comprehensive Land Use Plan. The application is consistent with three (3) goals and thirteen (13) policies of the 2010 Pender County Comprehensive Land Use Plan and conflicts with one (1) policy.

BOARD ACTION FOR REZONING REQUEST

Motion: _____ **Seconded:** _____

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

Williams: __ **McClammy:** __ **Fullerton:** __ **Baker:** __ **Edens:** __ **Marshburn:** __ **Nalee:** _

Attachments

1. SUP 10965
2. Unified Development Ordinance Requirements
3. Intent to Service Wastewater Letter
4. 2007 Coastal Pender Collector Street Plan Figure 4.1
5. Legal Rights to Forest Sound Road (private)
6. Hampstead on the Sound Map Book 8 Page 27
7. Davis Drive Map Book 33 Page 107
8. Hampstead on the Sound Map Book 7 Page 23
9. Traffic Evaluation Letter
10. Approved TIA Scope
11. U- 5732 Project
12. Community Meeting Report
13. TRC Comments
14. RP Zoning District Proposal

Applicant's Engineer
 Paramount Engineering
 910 791 6707

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD 11458	Date	8/18/2015
Application Fee	\$ 1,658.70	Receipt No.	152136
Pre-Application Conference	7/8/2015 2pm	Hearing Date	TRC 9/8/15 BOC 11/23 PB 10/6/15
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	GREY BULL INC	Owner's Name:	LINDA TAYLOR
Applicant's Address:	12917 DURANT RD	Owner's Address:	3216 HOWARD LANE
City, State, & Zip	RALEIGH, NC 27614	City, State, & Zip	HAMPSTEAD, NC 28443
Phone Number:		Phone Number:	
Legal relationship of applicant to land owner: AUTHORIZED APPLICANT			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3292-27-2190-0000	Total property acreage:	120.87 AC
Current Zoning District:	RP	Proposed Zoning District:	RM-CD
Project Address or Location:	FOREST SOUND RD		
Proposed Uses to be Considered (Include NAICS Code):			
SINGLE FAMILY DETACHED HOMES			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
N/A			
SECTION 3: SIGNATURES			
Applicant's Signature	<i>Grey Bull, Inc</i> <i>Paramount Engineering, LLC</i>	Date:	8-18-15
Owner's Signature	<i>Linda N. Taylor</i>	Date:	8-18-15
NOTICE TO APPLICANT			
1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda			

Conditional (Zoning Map) Amendment Checklist

✓	<input checked="" type="checkbox"/>	Signed application form
✓	<input checked="" type="checkbox"/>	Application fee
✓	<input checked="" type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings & tax abstract, all adjacent property owners, including property owners directly across any road or road easement, & owners of the property under consideration for rezoning.
need	<input type="checkbox"/>	Two (2) business size envelopes legibly addressed with first class postage for each of the adjacent and abutting property owners on the above list.
✓	<input checked="" type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries that are to be rezoned, in sufficient detail for the rezoning to be located on the Official Zoning Map.
✓	<input checked="" type="checkbox"/>	12 (11"x17") map copies to be distributed to the Planning Board
✓	<input type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners
✓	<input checked="" type="checkbox"/>	Digital (.pdf) submission of all application materials
✓	<input type="checkbox"/>	Public Input Meeting Report (Section 3.4.3 or see Public Input Meeting on the first page of this application)
narrative	<input checked="" type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.
✓	<input type="checkbox"/>	All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application
✓	<input checked="" type="checkbox"/>	A generalized site development plan shall include the following items: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways & public facilities. <input checked="" type="checkbox"/> A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed. <input checked="" type="checkbox"/> All existing easements, reservations and rights of way. <input checked="" type="checkbox"/> Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands. <input checked="" type="checkbox"/> For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures. <input checked="" type="checkbox"/> If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections. <input checked="" type="checkbox"/> All proposed setbacks, buffers, screening and landscaping. <input checked="" type="checkbox"/> Phasing. 1 PHASE <input checked="" type="checkbox"/> Signage. - LOCATED AT PROJECT ENTRY RDS <input type="checkbox"/> Outdoor lighting. TBD <input checked="" type="checkbox"/> Current zoning district designation and current land use status. <input type="checkbox"/> Other information deemed necessary by the Administrator, Planning Board, or Board of Commissioners, including but not limited to a Traffic Impact Analysis or other report from a subject matter expert.

Office Use Only

ZMA-CD Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)	Total Fee Calculation: \$ $500 + (115.87 \times 10) = 1658.7$					
Attachments Included with Application: (Please include # of copies)						
CD /other digital version	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# 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 # <u>7727</u>			
Application received by:	<u>Megan O'Hare</u>				Date:	<u>8/19/2015</u>
Application completeness approved by:	<u>Megan O'Hare</u>				Date:	<u>8/20/2015</u>
Dates scheduled for public hearing:	<input type="checkbox"/> Planning Board: <u>10/6/2015</u>	<input checked="" type="checkbox"/> Board of Commissioners: <u>11/23/2015</u>				

TRC 9/8/2015

Authority for Appointment of an Agent

The undersigned owner Linda Taylor do hereby appoint Paramounte Engineering as his/her/its exclusive agent for the purpose of requesting a conditional rezoning of the Pender County subject property, Parcel ID 3292-27-2690-0000, as described in the attached conditional rezoning applications and associated documents. This letter also gives authority to Robert Jackson, representative of Grey Bull, Inc. as applicant for the above mentioned property.

The appointed agent may:

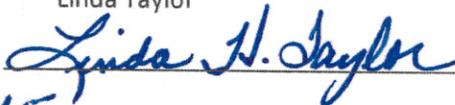
1. Submit any required supplemental materials needed to complete the conditional rezoning
2. Act on the owner's behalf with regard to any and all things directly or indirectly connected with or arising out of the request for conditional rezoning.

This agency agreement shall continue in effect until written notice of revocation by the owner is delivered to Pender County.

Agent Name: Paramounte Engineering
Primary Contact: Tim Clinkscales
Contact's Email: tclinkscales@paramounte-eng.com
Agent Address: 5911 Oleander Dr., Suite 201
Wilmington, NC 28403
Agent Phone Number: 910.791.6707

Property Owner: Linda Taylor

Owner's Signature:



Date:

8-18-15

PARAMOUNTE

ENGINEERING, INC.

Grey Bull Project Narrative:

The proposed development on Pender County parcel # 3292-27-2690-0000 will offer a single family neighborhood of up to 106 lots shown as ranging in size from approximately 6,800 sf to 12,000 sf and greater. The current zoning for the site is RP and only allows lot sizes 15,000 sf and up. The proposed RM conditional zoning for the neighborhood allows the use of smaller lots nestled among the tract's wetlands. The proposed RM conditional zoning also allows greater flexibility in individual lot setbacks.

The proposed development employs the use of swales instead of ponds to handle on-site stormwater.

All uses within the proposed Grey Bull development except the existing cell tower, single family homes, associated neighborhood amenities, utilities and project infrastructure will be eliminated from possible development on the site.

There is not a traffic analysis for the project at this time.



Applicant:
Grey Bull Inc.

Owner:
Linda Taylor

**Conditional Zoning
Map Amendment**

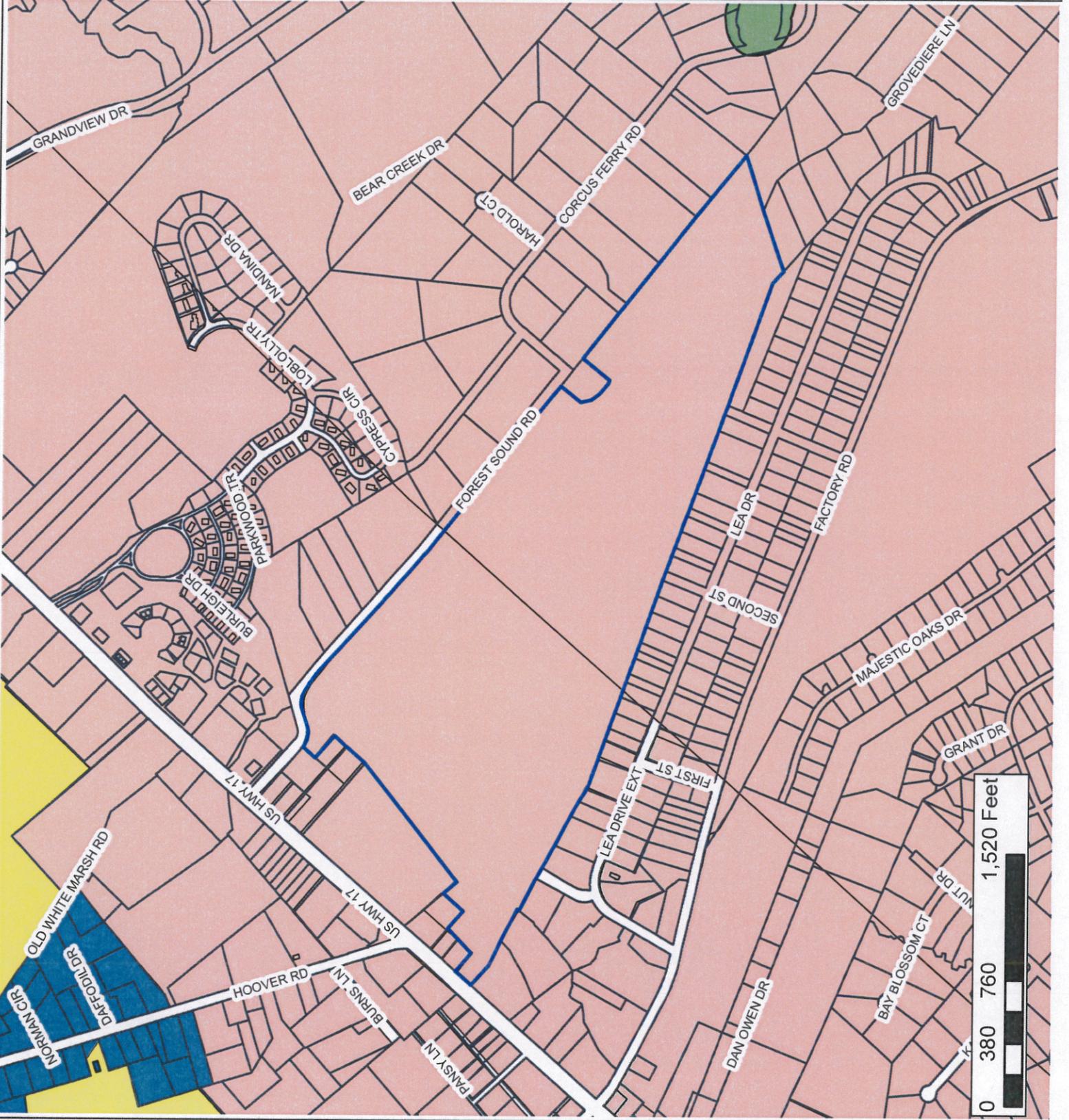
Case Number:
11458

Legend

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



Future Land Use





Applicant:
Grey Bull Inc.

Owner:
Linda Taylor

**Conditional Zoning
Map Amendment**

Case Number:
11458

Legend



Subject Property



2012 AERIAL





Applicant:
Grey Bull Inc.

Owner:
Linda Taylor

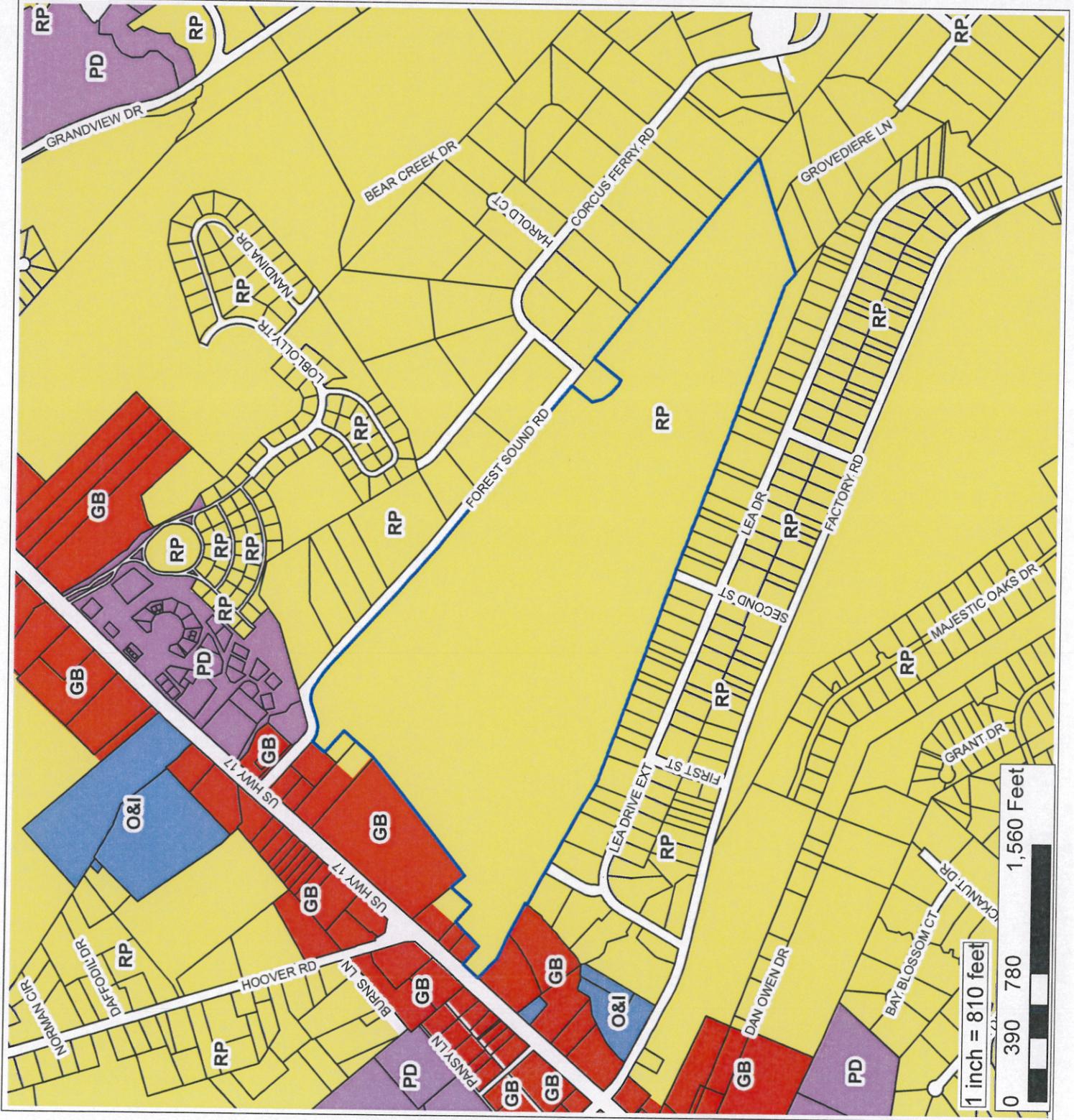
**Conditional Zoning
Map Amendment**

Case Number:
11458

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



Current Zoning





Applicant:
Grey Bull Inc.

Owner:
Linda Taylor

**Conditional Zoning
Map Amendment**

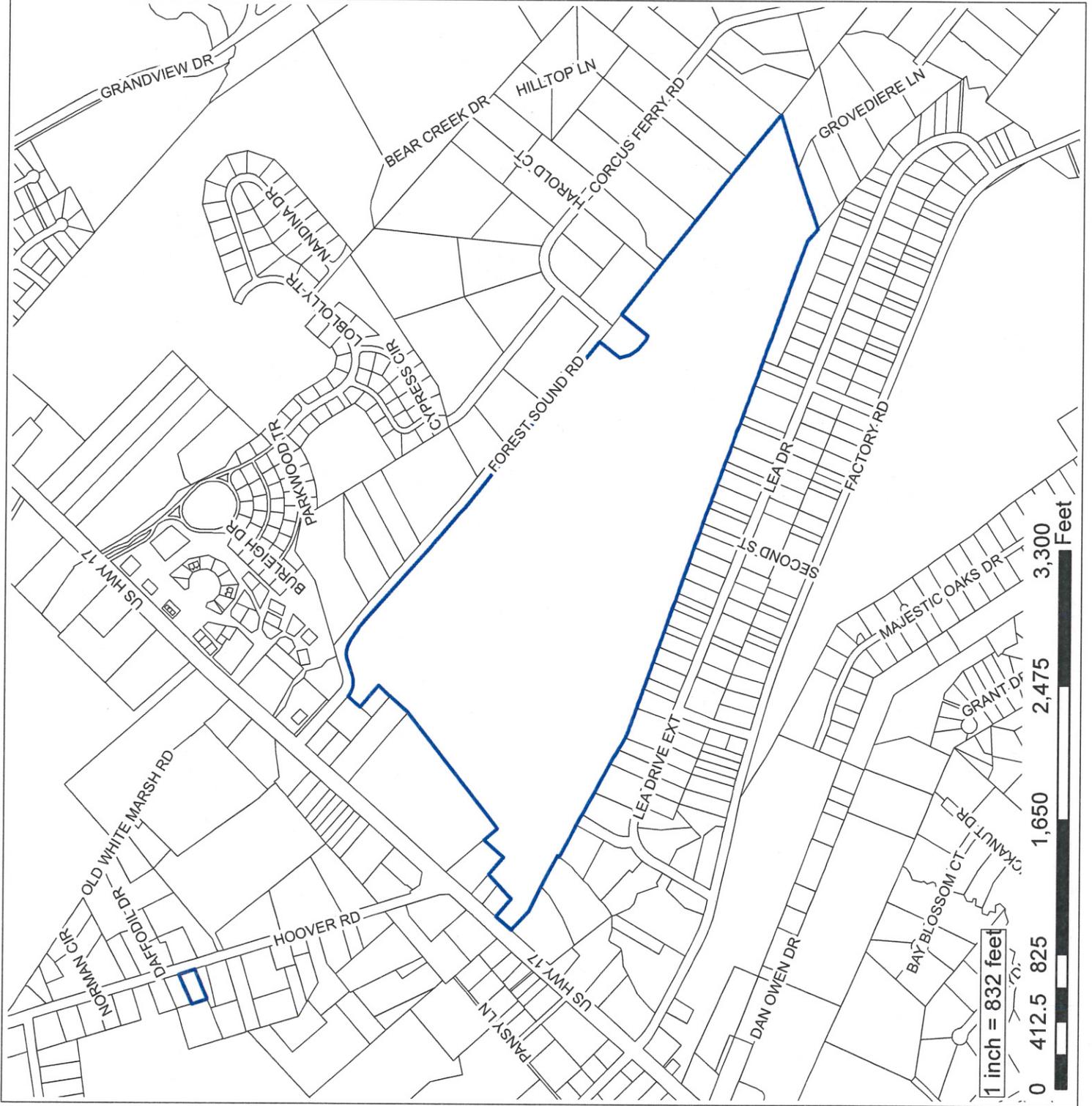
Case Number:
11458



Subject Property



Vicinity





Applicant:
Grey Bull Inc.

Owner:
Linda Taylor

**Conditional Zoning
Map Amendment**

Case Number:
11458

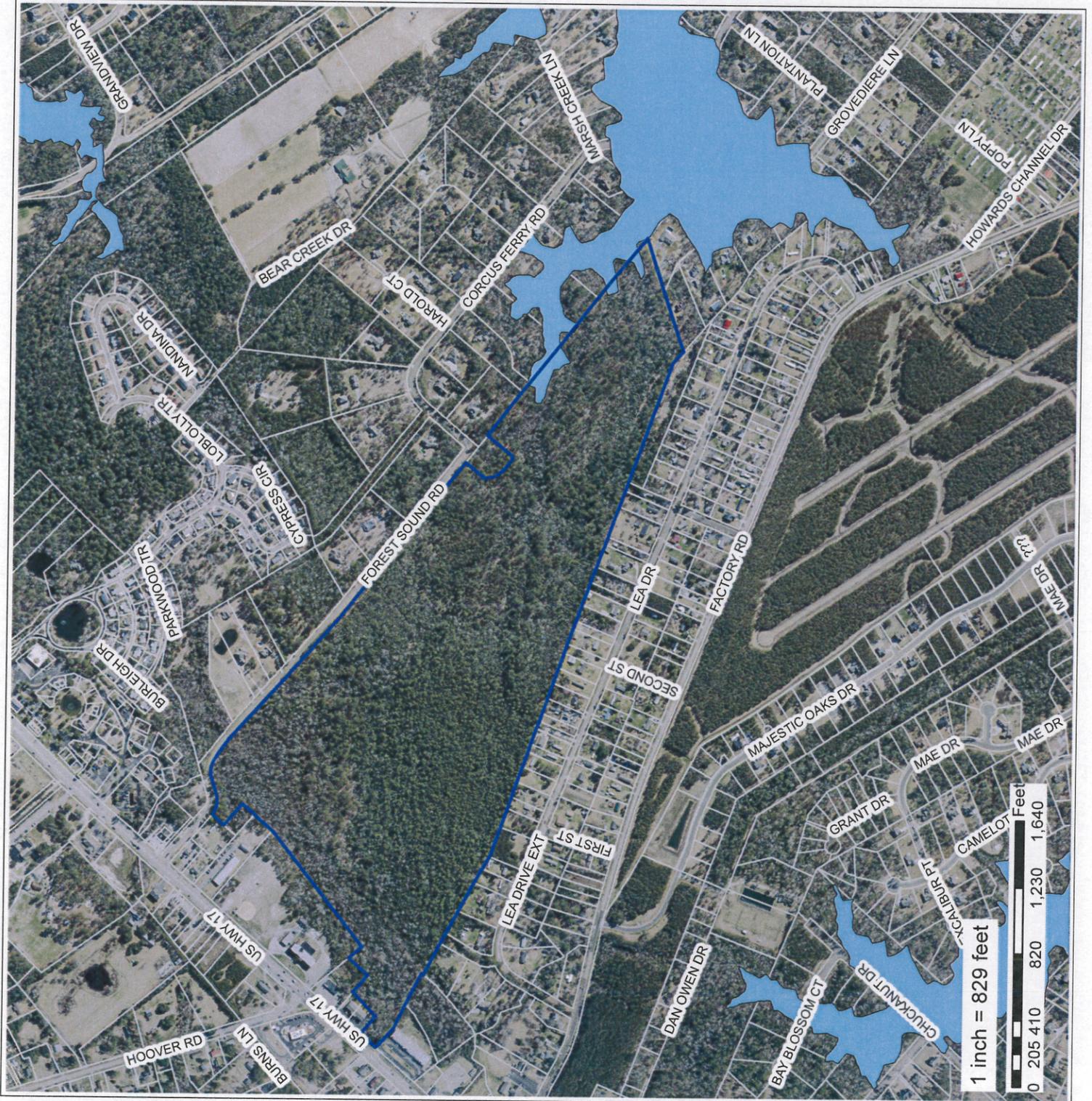
Subject Property
[White box with blue outline]

Preliminary Flood Zones

- A [Pink box]
- AE [Blue box]
- AO [Purple box]
- VE [Yellow box]



**Preliminary
Flood Zones**





Applicant:
Grey Bull Inc.

Owner:
Linda Taylor

**Conditional Zoning
Map Amendment**

Case Number:
11458

Subject Property
[Blue outline box]

Flood Hazard Areas

- A [Pink box]
- AE [Light Blue box]
- AEFW [Green box]
- SHADED X [Yellow box]
- VE [Orange box]



Flood Zones



GREY BULL PROPERTY

FOREST SOUND RD.
PENDER COUNTY, NORTH CAROLINA

CONDITIONAL REZONING

AUGUST 2015
REVISED 9/14/15 PER TRC MEETING ON 9/8/15

FOR:
GREY BULL, INC.
12917 DURANT RD.
RALEIGH, NC 27614

DEVELOPER:
GREY BULL, INC.
12917 DURANT RD.
RALEIGH, NC 27614
ATTN: ROBERT L. JACKSON, (919) 241-4571

ENGINEER (CIVIL):
PARAMOUNT ENGINEERING
5911 Oskander Drive, Suite 201
Wilmington, North Carolina 28403
ATTN: TIMOTHY S. CUNNINGHAM, P.E. (919) 794-6707

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-1.0	OVERALL SITE PLAN
SV-1	PROPERTY SURVEY



PREPARED BY:
PARAMOUNT ENGINEERING
5911 Oskander Drive, Suite 201
Wilmington, North Carolina 28403
(919) 794-6707
NC License # C-28440
PROJECT # 15204-PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

NOTICE REQUIRED
ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.
CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED CONSTRUCTION AT LEAST 10 BUSINESS DAYS PRIOR TO ANY EXCAVATION WORK THAT MAY INTERFERE WITH THE COMMERCIAL OPERATION OF EXCAVATION OR DEMOLITION.
CONTACT "CAROLINA ONE CALL" AT 1-800-432-4949

CONTACT THESE UTILITIES

PENDER COUNTY PLANNING AND COMMUNITY DEVELOPMENT
ATTN: KIMMY PARR
PH: 910/337-1100

PREMIER NATURAL GAS
ATTN: JIMMY WATSON
PH: 910/332-2247

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

PENDER COUNTY UTILITIES (WATER & SEWER)
ATTN: JIMMY WATSON
PH: 910/337-1100

DUKE ENERGY
ATTN: JIMMY WATSON
PH: 910/337-1100

BELL SOUTH
ATTN: JIMMY WATSON
PH: 910/337-1100

TIME WARNER CABLE
PH: 910/337-1100



REQUEST FOR BOARD ACTION

DATE OF MEETING: June 17, 2013

ITEM NO. 19.

REQUESTED BY: Ed McCarthy, Planner II, Planning & Community Development

SHORT TITLE: Resolution to Approve a Special Use Permit (SUP) for the Construction and Operation of a Telecommunication Tower.

BACKGROUND: Optima Towers IV, LLC, applicant, on behalf of Linda K. Howard Taylor, owner, is requesting approval of a Special Use Permit for the construction and operation of a 195-foot monopole-style wireless telecommunication tower. The property is located on the eastern side of US Highway 17 approximately 1,000 feet northeast of Factory Road and may be identified as Pender County PIN 3292-73-2845-0000. The property is zoned RP, Residential Performance, and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses, telecommunication towers are permitted via Special Use Permit in the RP zoning district.

SPECIFIC ACTION REQUESTED: To hold a public hearing and consider the approval of a Special Use Permit for a telecommunication tower.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Pender County Board of Commissioners that:

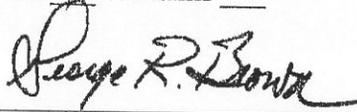
The Board hereby (approved, modified, denied) a special use permit for a telecommunication tower, as described herein. The Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

AMENDMENTS:

MOVED Williams SECONDED McCoy

APPROVED X DENIED _____ UNANIMOUS

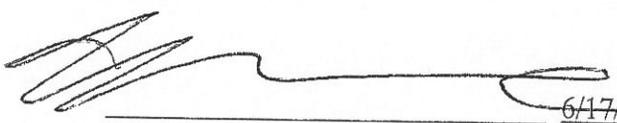
YEA VOTES: Brown ___ McCoy ___ Tate Ward ___ Williams ___



Chairman

6/17/2013

Date

 _____

ATTEST

6/17/2013

Date

infinity
engineering

2255 SENECA MILLS ROAD
SUITE 130
MARLETTA, GA 30062
TEL: 678-444-4463
FAX: 678-444-4472



1. DESIGN FOR CONSTRUCTION (C/C)	2. DESIGN FOR CONSTRUCTION (C/C)
3. DESIGN FOR CONSTRUCTION (C/C)	4. DESIGN FOR CONSTRUCTION (C/C)
5. DESIGN FOR CONSTRUCTION (C/C)	6. DESIGN FOR CONSTRUCTION (C/C)
7. DESIGN FOR CONSTRUCTION (C/C)	8. DESIGN FOR CONSTRUCTION (C/C)
9. DESIGN FOR CONSTRUCTION (C/C)	10. DESIGN FOR CONSTRUCTION (C/C)
11. DESIGN FOR CONSTRUCTION (C/C)	12. DESIGN FOR CONSTRUCTION (C/C)
13. DESIGN FOR CONSTRUCTION (C/C)	14. DESIGN FOR CONSTRUCTION (C/C)
15. DESIGN FOR CONSTRUCTION (C/C)	16. DESIGN FOR CONSTRUCTION (C/C)
17. DESIGN FOR CONSTRUCTION (C/C)	18. DESIGN FOR CONSTRUCTION (C/C)
19. DESIGN FOR CONSTRUCTION (C/C)	20. DESIGN FOR CONSTRUCTION (C/C)
21. DESIGN FOR CONSTRUCTION (C/C)	22. DESIGN FOR CONSTRUCTION (C/C)
23. DESIGN FOR CONSTRUCTION (C/C)	24. DESIGN FOR CONSTRUCTION (C/C)
25. DESIGN FOR CONSTRUCTION (C/C)	26. DESIGN FOR CONSTRUCTION (C/C)
27. DESIGN FOR CONSTRUCTION (C/C)	28. DESIGN FOR CONSTRUCTION (C/C)
29. DESIGN FOR CONSTRUCTION (C/C)	30. DESIGN FOR CONSTRUCTION (C/C)
31. DESIGN FOR CONSTRUCTION (C/C)	32. DESIGN FOR CONSTRUCTION (C/C)
33. DESIGN FOR CONSTRUCTION (C/C)	34. DESIGN FOR CONSTRUCTION (C/C)
35. DESIGN FOR CONSTRUCTION (C/C)	36. DESIGN FOR CONSTRUCTION (C/C)
37. DESIGN FOR CONSTRUCTION (C/C)	38. DESIGN FOR CONSTRUCTION (C/C)
39. DESIGN FOR CONSTRUCTION (C/C)	40. DESIGN FOR CONSTRUCTION (C/C)
41. DESIGN FOR CONSTRUCTION (C/C)	42. DESIGN FOR CONSTRUCTION (C/C)
43. DESIGN FOR CONSTRUCTION (C/C)	44. DESIGN FOR CONSTRUCTION (C/C)
45. DESIGN FOR CONSTRUCTION (C/C)	46. DESIGN FOR CONSTRUCTION (C/C)
47. DESIGN FOR CONSTRUCTION (C/C)	48. DESIGN FOR CONSTRUCTION (C/C)
49. DESIGN FOR CONSTRUCTION (C/C)	50. DESIGN FOR CONSTRUCTION (C/C)
51. DESIGN FOR CONSTRUCTION (C/C)	52. DESIGN FOR CONSTRUCTION (C/C)
53. DESIGN FOR CONSTRUCTION (C/C)	54. DESIGN FOR CONSTRUCTION (C/C)
55. DESIGN FOR CONSTRUCTION (C/C)	56. DESIGN FOR CONSTRUCTION (C/C)
57. DESIGN FOR CONSTRUCTION (C/C)	58. DESIGN FOR CONSTRUCTION (C/C)
59. DESIGN FOR CONSTRUCTION (C/C)	60. DESIGN FOR CONSTRUCTION (C/C)
61. DESIGN FOR CONSTRUCTION (C/C)	62. DESIGN FOR CONSTRUCTION (C/C)
63. DESIGN FOR CONSTRUCTION (C/C)	64. DESIGN FOR CONSTRUCTION (C/C)
65. DESIGN FOR CONSTRUCTION (C/C)	66. DESIGN FOR CONSTRUCTION (C/C)
67. DESIGN FOR CONSTRUCTION (C/C)	68. DESIGN FOR CONSTRUCTION (C/C)
69. DESIGN FOR CONSTRUCTION (C/C)	70. DESIGN FOR CONSTRUCTION (C/C)
71. DESIGN FOR CONSTRUCTION (C/C)	72. DESIGN FOR CONSTRUCTION (C/C)
73. DESIGN FOR CONSTRUCTION (C/C)	74. DESIGN FOR CONSTRUCTION (C/C)
75. DESIGN FOR CONSTRUCTION (C/C)	76. DESIGN FOR CONSTRUCTION (C/C)
77. DESIGN FOR CONSTRUCTION (C/C)	78. DESIGN FOR CONSTRUCTION (C/C)
79. DESIGN FOR CONSTRUCTION (C/C)	80. DESIGN FOR CONSTRUCTION (C/C)
81. DESIGN FOR CONSTRUCTION (C/C)	82. DESIGN FOR CONSTRUCTION (C/C)
83. DESIGN FOR CONSTRUCTION (C/C)	84. DESIGN FOR CONSTRUCTION (C/C)
85. DESIGN FOR CONSTRUCTION (C/C)	86. DESIGN FOR CONSTRUCTION (C/C)
87. DESIGN FOR CONSTRUCTION (C/C)	88. DESIGN FOR CONSTRUCTION (C/C)
89. DESIGN FOR CONSTRUCTION (C/C)	90. DESIGN FOR CONSTRUCTION (C/C)
91. DESIGN FOR CONSTRUCTION (C/C)	92. DESIGN FOR CONSTRUCTION (C/C)
93. DESIGN FOR CONSTRUCTION (C/C)	94. DESIGN FOR CONSTRUCTION (C/C)
95. DESIGN FOR CONSTRUCTION (C/C)	96. DESIGN FOR CONSTRUCTION (C/C)
97. DESIGN FOR CONSTRUCTION (C/C)	98. DESIGN FOR CONSTRUCTION (C/C)
99. DESIGN FOR CONSTRUCTION (C/C)	100. DESIGN FOR CONSTRUCTION (C/C)

Project Title
Factory Road
NC-1018
US HIGHWAY 17
HAMPSHIRE, NC 28448
Prepared For

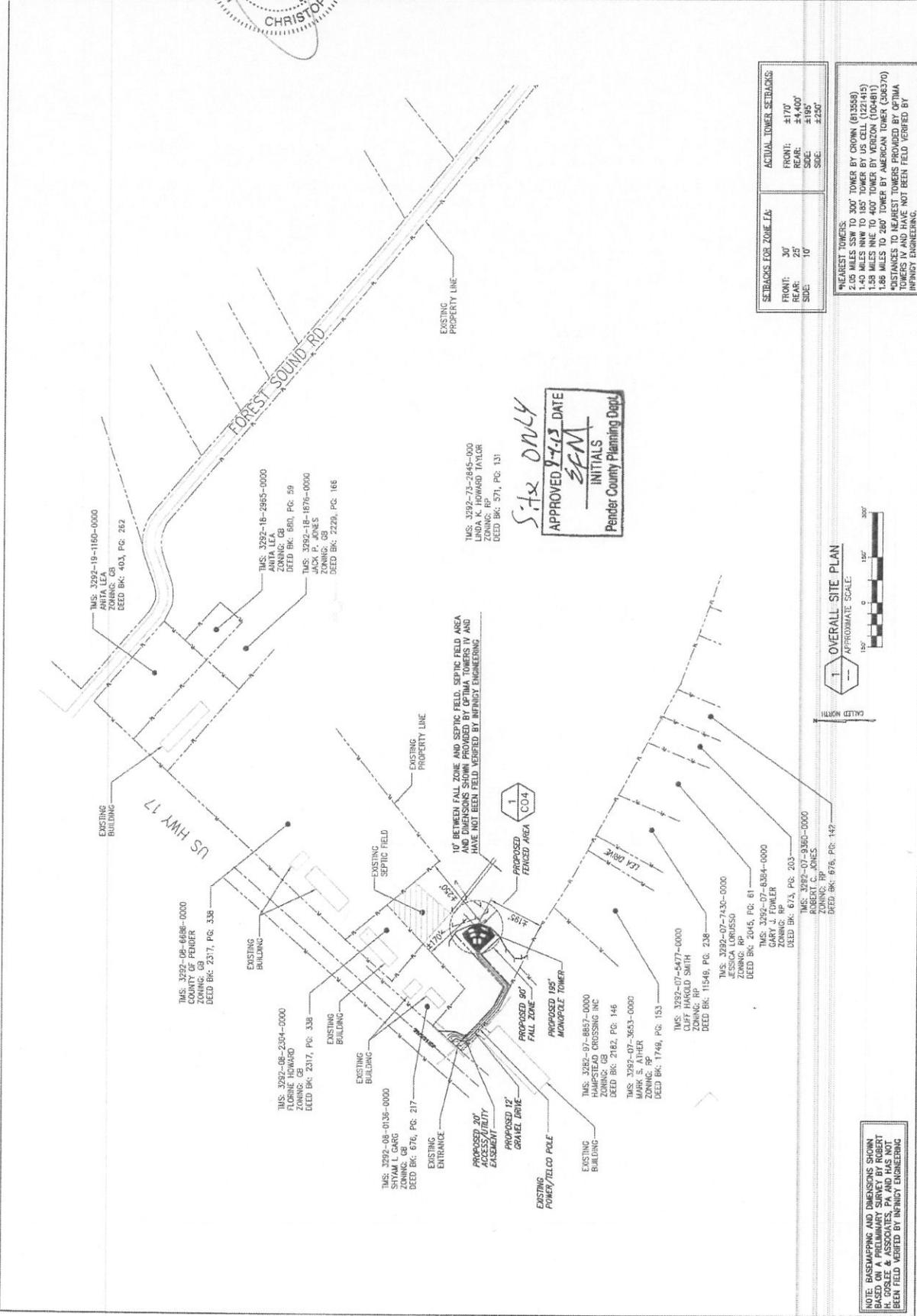


PO BOX 2641
N.E. WILSON, N.C. 28405

Drawing Scale	AS NOTED
Date	02/28/23
Drawing Title	OVERALL SITE PLAN

OVERALL SITE PLAN

Drawing Number
C03A



Site Only
APPROVED DATE
EFM
INITIALS
Pender County Planning Dept.

SETBACKS FOR ZONE EA	ACTUAL TOWER SETBACKS
FRONT: 30'	FRONT: ±170'
REAR: 25'	REAR: ±4,400'
SIDE: 10'	SIDE: ±195'
	SOE: ±250'

NEAREST TOWERS:
2.05 MILES SSW TO 300' TOWER BY CROWN (813558)
1.40 MILES NNW TO 405' TOWER BY US CELL (1221415)
1.58 MILES NNE TO 400' TOWER BY VERIZON (1004811)
1.86 MILES TO 280' TOWER BY AMERICAN TOWER (206370)
DISTANCES TO NEAREST TOWERS PROVIDED BY OPTIMA ENGINEERING. DISTANCES NOT BEEN FIELD VERIFIED BY INFINITY ENGINEERING.

NOTE: BASEMAPPING AND DIMENSIONS SHOWN ON THIS PLAN WERE PROVIDED BY GARY J. FOWLER, P.E. AND HAS NOT BEEN FIELD VERIFIED BY INFINITY ENGINEERING.

3.4 CONDITIONAL REZONING

3.4.1 Intent

- A. A conditional zoning district is intended for a development that has a high level of certainty of being constructed and the most commonly expected application will contain a specified use or uses, permitted by right or special use, on small and large scale projects.
- B. All uses listed as part of any application must be in the same format and description as listed in the Table of Permitted Uses.
- C. The following zoning district categories are approved to be assigned conditional zoning districts: RA, PD, RP, RM, GB, OI, IT, GI (Reference Article 4 for Zoning District Descriptions).

3.4.2 Application

- D. Except as provided herein, all applications to establish a conditional zoning district must follow the regulations prescribed in this Section in addition to the standard rezoning process as described in Section 3.3 of this Ordinance.
- E. Contents of Application
 - 1) All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application.
 - 2) The generalized site development plan shall include the following items:
 - a) A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways and public facilities
 - b) A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed
 - c) All existing easements, reservations and rights of way
 - d) Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands
 - e) For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures.
 - f) If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections
 - g) All proposed setbacks, buffers, screening and landscaping
 - h) Phasing
 - i) Signage
 - j) Outdoor lighting
 - k) Current zoning district designation and current land use status
 - l) Other information deemed necessary by the Administrator, Planning Board, or Board of Commissioners, including but not limited to a Traffic Impact Analysis or other report from a subject matter expert

3.4.3 Public Input Meeting

- F. Prior to scheduling a public hearing on the rezoning application, the applicant must conduct one public input meeting and file a report of the results with the Administrator.
- G. The report for the public hearing will include a summary of the public input meeting.
- H. The applicant shall mail a notice for the public input meeting to adjoining property owners not less than ten (10) days prior to the scheduled meeting.

- I. The notice shall include the time, date and location of the meeting as well as a description of the proposal.
- J. The applicant's report of the meeting shall include:
 - 1) A copy of the letter announcing the meeting
 - 2) A list of adjoining property owners contacted
 - 3) An attendance roster
 - 4) A summary of the issues discussed
 - 5) The results of the meeting including changes to the project's proposal, if any

3.4.4 Review

- K. When evaluating an application for the creation of a conditional zoning district, the Planning Board and Board of Commissioners shall consider the following:
 - 1) The application's consistency to the general policies and objectives all adopted Land Use Plans and Unified Development Ordinance.
 - 2) The potential impacts and/or benefits on the surrounding area, adjoining properties.
 - 3) The report of results from the public input meeting.

3.4.5 Conditions to Approval of Petition

- L. In approving a petition for the reclassification of property to a conditional zoning district, the Planning Board may recommend, and the Board of Commissioners' request that the applicant add reasonable and appropriate conditions to the approval of the petition.
- M. Any such conditions should relate to the relationship of the proposed use to the impact on County services and capital plans adopted, surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, stormwater drainage, the provision of open space, and other matters that the participants in the public input meeting, staff, Planning Board and County Commission find appropriate or the petitioner may propose. Such conditions to approval of the petition may include right-of-way dedication to the state, as appropriate, of any rights-of-way or easements for streets, water, sewer, or other public utilities necessary to serve the proposed development.
- N. The petitioner shall consider and respond to any such conditions after the Planning Board meeting and within three (3) days prior to the staff report for the County Commission being published. If the applicant does not agree with the Planning Board or staff's recommendations of additional conditions, the County Commission shall have the authority to accept any or all of the conditions forwarded from the review process.
- O. If for any reason any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.

3.4.6 Effect of Approval

- P. If a petition for conditional zoning is approved, the development and use of the property shall be governed by the predetermined Ordinance requirements applicable to the district's classification, the approved general development plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and to the zoning maps.

- Q. Following the approval of the petition for a conditional zoning district, the subject property shall be identified on the zoning maps by the appropriate district designation. A parallel conditional zoning shall be identified by the same designation as the underlying general district followed by the letters "CD" (for example "RP-CD").
- R. The general development plan does not substitute for an approved master plan as required in the applicable zoning district.
- S. No permit shall be issued for any development activity within a conditional zoning district except in accordance with the approved petition and site plan for the district.
- T. Any violation of the approved site plan or any rules, regulations and conditions for the district shall be treated the same as any other violation of this Chapter and shall be subject to the same remedies and penalties as any such violation.

3.4.7 Alterations to Approval

- U. Except as provided in subsection 2 below, changes to an approved petition or to the conditions attached to the approved petition shall be treated the same as amendments to these regulations or to the zoning maps and shall be processed in accordance with the procedures in this Article.
 - 1) The Administrator shall have the delegated authority to approve an administrative amendment to an approved site plan. The Administrator shall have no authority to amend the conditions of approval of a petition. The standard for approving or denying such a requested change shall be that the change does not significantly alter the approved site plan and that the change does not have a significant impact upon abutting properties. Any decision must be in writing stating the grounds for approval or denial.
 - 2) The Administrator has the discretion to decline to exercise the delegated authority either because of uncertainty about approval of the change pursuant to the standard or because a rezoning petition for a public hearing and County Commission consideration is deemed appropriate under the circumstances. If the Administrator declines to exercise this authority, then the applicant can amend the conditions of the original application by filing a new rezoning petition for a public hearing with Planning Board review and County Commission decision.
 - 3) Any request for an administrative amendment shall be pursuant to a written letter, signed by the property owner, detailing the requested change. Upon request, the applicant must provide any additional information that is requested. Upon an approval of an administrative amendment, the applicant must file a sufficient number of copies of a revised site plan as deemed necessary by the Administrator.

3.4.8 Review of Approval of a Conditional Zoning District

- V. It is intended that property shall be reclassified to a conditional zoning district only in the event of firm plans to develop the property. Therefore, no sooner than three (3) years after the date of approval of the petition, the Planning Board may examine the progress made toward developing the property in accordance with the approved petition and any conditions attached to the approval.
- W. If the Planning Board determines that progress has not been made in accordance with the approved petition and conditions, the Planning Board shall forward to the County Commission a report which may recommend that the property be rezoned to its previous zoning classification or to another district.

Old North State Water Co.



August 18, 2015

Via E-mail @ rjackson.nc@gmail.com

Mr. Robert Jackson
Grey Bull Inc. / American Homesmith, LLC

Re: Grey Bull Development, Pender County
Wastewater Service

Dear Mr. Jackson:

Old North State Water Company, LLC (ONSWC) is the owner and operator of the wastewater facilities providing wastewater utility service to Majestic Oaks Subdivision in Pender County. The proposed Grey Bull Development (GBD) is adjacent to Majestic Oaks Subdivision.

ONSWC has the wastewater capacity in its wastewater facility and, upon approval from the North Carolina Utilities Commission, is willing to provide wastewater utility service to up to 110 single-family residential units proposed to be constructed in GBD. Therefore, upon the required governmental (State and County) approvals, ONSWC intends to provide wastewater utility service to the residents of this proposed development.

I trust this information provides you with what you need to proceed with your plans.

If I can be of further assistance, you may contact me at 919-971-1926.

Sincerely,

A handwritten signature in cursive script that reads "Rudy Shaw".

Rudy Shaw
Business Development

Date: August 25, 2015
Nathan Henry
NC Office of State Archaeology
Phone: 910-458-9042
Nathan.henry@ncdcr.gov

Re: Case 11458 : Grey Bull Conditional Rezoning

Comments: No comment on the rezoning but an archaeological survey will be recommended as a condition for issuance of any CAMA or USA-COE 404 wetland crossing permits. FYI to potential developers.

157

578-151

Attachment 5

COPY



Filed for registration on the 12 Day of May 1980 At 4:50 O'clock P.M.
and registered in the office of the Register of Deeds
for Pender County in Book No. 578 Page 151
Hugh Overstreet, Jr.
CP Register of Deeds for
PENDER COUNTY

Tax 360.00 Recording Time, Book and Page 7.00
Parcel Identifier No. _____
Verified by W. H. Overstreet, Jr. County on the _____ day of _____, 1980
by _____

Mail after recording to _____
This instrument was prepared by Alexander M. Hall, Nelson, Smith & Hall
Brief description for the Index _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12 day of May, 1980, by and between

GRANTOR	GRANTEE
L. E. HOWARD and wife, FLORINE W. HOWARD PENDER COUNTY, NORTH CAROLINA	FOREST SOUND DEVELOPMENT CORPORATION NEW HANOVER COUNTY, NORTH CAROLINA

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Topsail Township, Pender County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" Attached hereto and Incorporated herein.

Attachment 5

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

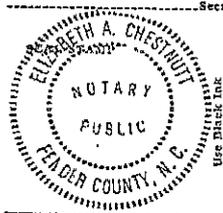
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.
Title to the property hereinabove described is subject to the following exceptions:

Grantors hereby reserve unto themselves, their heirs, successors, assigns, personal representatives, and invitees, for ingress and egress to and from U.S. highway #17 and property being retained by grantors, over and across that portion of the property hereinabove conveyed described as follows: Those certain roadways as shown on that certain map entitled "Map of Survey of Forest Sound" said map being recorded in Map Book 18 at Page 45 and 46 of the Pender County Registry, said roadways being named - Forest Sound Road, Corcus Ferry Road and Howard's Lane.

All marshlands conveyed in this deed are excepted from the warranty clause of said conveyance.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name) _____
President _____
ATTEST: _____
Secretary (Corporate Seal) _____
L. E. Howard (SEAL)
Florine W. Howard (SEAL)



NORTH CAROLINA, Pender County.
I, a Notary Public of the County and State aforesaid, certify that L. E. Howard and wife Florine W. Howard Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 12 day of May 1980.
My commission expires: 7/18/83 Elizabeth A. Chestnutt Notary Public

SEAL-STAMP NORTH CAROLINA, _____ County.
I, a Notary Public of the County and State aforesaid, certify that _____ he is _____ Secretary of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 19____.
My commission expires: _____ Notary Public

The foregoing Certificate(s) of Elizabeth A. Chestnutt, Notary Public

Were certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
Hugh Overstreet, Jr. REGISTER OF DEEDS FOR Pender COUNTY
By Carolyn Radtke Deputy/Assistant - Register of Deeds

EXHIBIT "A"

TRACT #1:

BEING all of Tracts 101, 102, 103, 104, 105, 106, 107, 108, 108A, 110, 111, 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 128, 129, 133, 134, 135, 136, and 138; as shown on Sheets 1 of 2 and 2 of 2 on a map entitled, "Map of Survey of Forest Sound", as surveyed by Johnie C. Carrason, Registered Land Surveyor No. L-1347 of Wilmington, North Carolina, and as recorded in Map Book 18 at Page 45 and 46 of the Pender County Registry.

Subject to restrictive covenants established for Forest Sound as recorded in Book 578 at Page 145 of the Pender County Registry.

TRACT #2:

BEGINNING at an iron pipe in the southeastern right-of-way line of U. S. 17 and N. C. 210, 50 feet from the centerline thereof, said beginning iron pipe being located North 46 degrees 44 minutes East 410.00 feet as measured along said right-of-way line from an existing concrete monument at the most northern corner of the tract conveyed to The Board of Education of Pender County, N. C. by deed recorded in Book 300 at Page 596 of the Pender County Registry, said concrete monument being located North 45 degrees 28 minutes 15 seconds East 55.67 feet from U. S. C. and G. S. Azimuth Mark Hampstead 2 1947; running thence from said beginning point, South 43 degrees 16 minutes East 400.00 feet to an iron pipe; running thence with a circular curve to the left having a radius of 74.1693 feet, and arc distance of 75.15 feet to an iron pipe that is located a chord bearing and distance of South 72 degrees 17 minutes 37 seconds East 71.98 feet from the preceding point; running thence North 78 degrees 40 minutes 45 seconds East 135.95 feet to an iron bolt in the run of Seventeen Mile Branch or Hansley Branch; running thence South 43 degrees 35 minutes East 148.83 feet to an iron pipe; running thence with a circular curve to the left having a radius of 141.2533 feet, an arc distance of 142.34 feet to an iron pipe that is located a chord bearing and distance of North 72 degrees 27 minutes 07 seconds West 136.40 feet from the preceding point; running thence South 78 degrees 40 minutes 45 seconds West 95.95 feet to an iron pipe; running thence with a circular curve to the right having a radius of 134.1693 feet, an arc distance of 135.94 feet to an iron pipe that is located a chord bearing distance of North 72 degrees 17 minutes 37 seconds West 130.20 feet from the preceding point; running thence North 43 degrees 16 minutes West 400.00 feet to an iron pipe in the above-mentioned right-of-way line of U. S. 17 and N. C. 210; running thence with said right-of-way line, North 46 degrees 44 minutes East 60.00 feet to the beginning and being that portion of Forest Sound Road lying within the bounds of the lands conveyed from Floyd M. Hufham, et ux, to L. E. Howard.

Included within the above-described tract is the 30 foot drive as shown on a map of East Hampstead as recorded in Map Book 3, at Page 78, of the Pender County Registry.

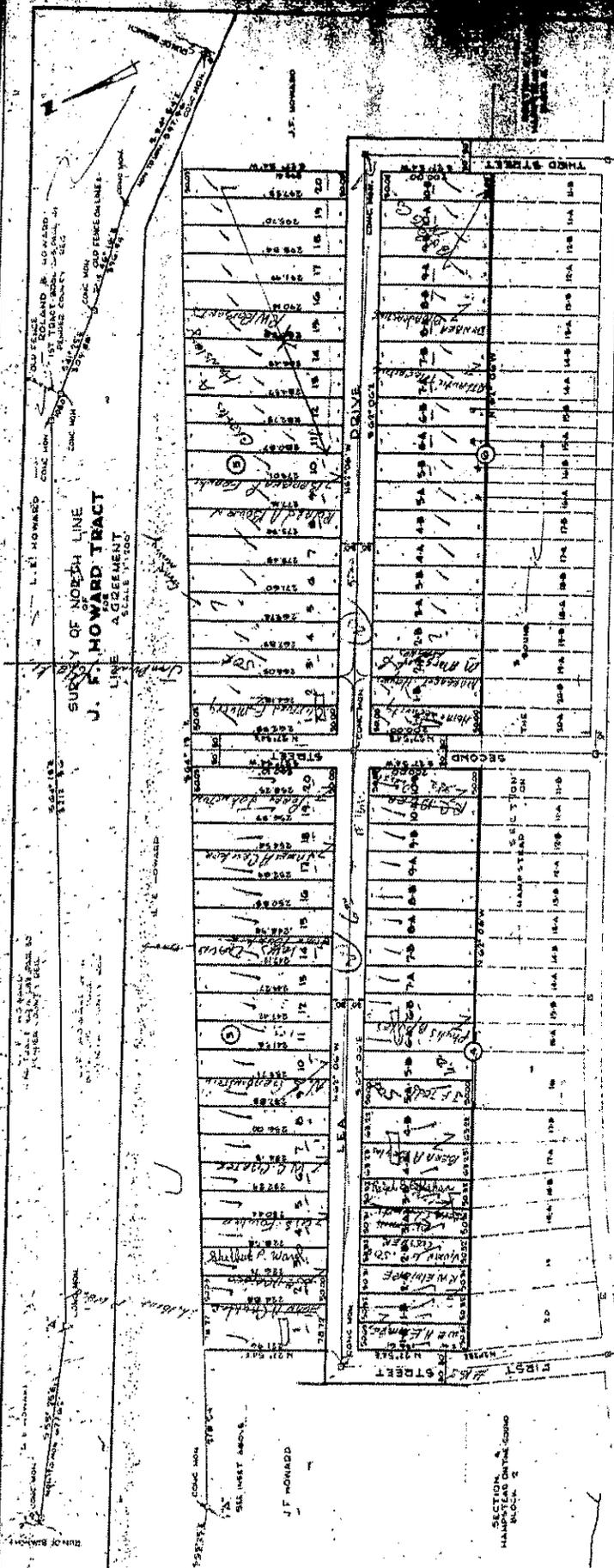
TRACT #3:

BEGINNING at an iron pipe in the southeastern right-of-way line of U. S. 17 and N. C. 210, 50 feet from the centerline thereof, said beginning iron pipe being located North 46 degrees 44 minutes East 410.00 feet as measured along said right-of-way line from an existing concrete monument at the most northern corner of the tract conveyed to The Board of Education of Pender County, N. C., by deed recorded in Book 300 at Page 596 of the Pender County Registry, said concrete monument being located North 45 degrees

28 minutes 15 seconds East 55.67 feet from U. S. C. and G. S. Azimuth Mark Hampstead 2 1947; running thence from said beginning point, South 43 degrees 16 minutes East 400.00 feet to an iron pipe; running thence with a circular curve to the left having a radius of 74.1693 feet, an arc distance of 75.15 feet to an iron pipe that is located a chord bearing and distance of South 72 degrees 17 minutes 37 seconds East 71.98 feet from the preceding point; running thence North 78 degrees 40 minutes 45 seconds East 135.95 feet to an iron bolt in the run of Seventeen Mile Branch or Hansley Branch; running thence with the run of said branch in a northwesterly direction to an iron pipe at the most easterly corner of a tract conveyed to Henby by deed recorded in Book 518 at Page 10 of the Pender County Registry, said iron pipe being located the following four chord bearings and distances from the preceding iron bolt, North 18 degrees 06 minutes West 63.81 feet North 46 degrees 51 minutes West 55.00 feet, North 10 degrees 32 minutes West 98.00 feet, and North 67 degrees 41 minutes West 43.16 feet; running thence with Henby's southeastern line, South 46 degrees 44 minutes West 189.20 feet to an iron pipe; running thence with Henby's southwestern line, North 43 degrees 16 minutes West 300.50 feet to an iron pipe in the above-mentioned southeastern right-of-way line of U. S. 17 and N. C. 210; running thence with said right-of-way line South 46 degrees 44 minutes West 20.00 feet to the beginning and containing 0.985 acres and being a portion of the lands conveyed from Floyd M. Huffam, et ux, to L. E. Howard.

Tract #4:

Being those roadways shown on a map entitled "Map of Forest Sound as recorded in Map Book 18 at Pages 45 and 46 known as Rorest Sound Road, Corcus Ferry Road, Jensen's Bluff Road, and Howard's Lane.



NORTH CAROLINA NEW HAMPSHIRE COUNTY
 PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for the County of Pender, North Carolina, J. F. HOWARD, who being duly sworn, depose and say that the foregoing is a true and correct copy of the original of the plat of land hereon shown, and that he is the owner of the same.

Subscribed and sworn to before me this 2nd day of October, 1914.

Maryann E. Mearns
 NOTARY PUBLIC

MY COMMISSION EXPIRES 4/7/1915

I, HOWARD M. LOUGHLIN, CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF THE PLAT OF LAND HEREON SHOWN, AND THAT THE LOCATION OF THE SURVEY MADE BY ME BY LATITUDES AND DEPARTURES IS TRUE, THAT THE BOUNDARIES AND CORNERS ARE CORRECTLY LOCATED, AND THAT THE AREA WAS MEASURED AND FOUND TO BE AS SHOWN ON THIS PLAT, AS AGREED, WITNESSED BY HAND AND SEAL THIS 2nd DAY OF OCTOBER, 1914.

Maryann E. Mearns
 SURVEYOR

SECTION 5 HAMPSTEAD ON THE SOUND

PORTION OF J. F. HOWARD'S PROPERTY
 TOPSAIL TOWNSHIP NORTH CAROLINA
 PENDER COUNTY DEVELOPED BY
HAMPSTEAD DEVELOPMENT CO.

Filed for registration in the _____ Day of _____
 1914, at _____
 and returned to the office of the Register of Deeds for Pender County in Book No. _____ Page _____

SCALE OF FEET
 100 200 300 400 500
 REGISTERED SEPTEMBER 1914

HOWARD M. LOUGHLIN
 REGISTER OF DEEDS
 WILMINGTON, NORTH CAROLINA

STATE OF NORTH CAROLINA - Pender County
 I, _____, Notary Public in and for the County of Pender, North Carolina, do hereby certify that the foregoing is a true and correct copy of the original of the plat of land hereon shown, and that the location of the survey made by me by latitudes and departures is true, that the boundaries and corners are correctly located, and that the area was measured and found to be as shown on this plat, as agreed, witnessed by hand and seal this _____ day of _____, 1914.

CERTIFICATE OF ACCURACY & MAPPING

I, **MARC B. POPE IV**, do hereby certify that this plat was drawn under my supervision from an actual survey made under my direction (said description recorded in deed book 561, page 01) and that the ratio of precision of the survey is 1:10,000. That this plat was prepared in accordance with G.S. 47-39 as amended. Witness my original signature, registration number and seal this 22nd day of August, 2000.

Marc B. Pope IV
 Marc B. Pope IV, P.L.S.
 State of North Carolina



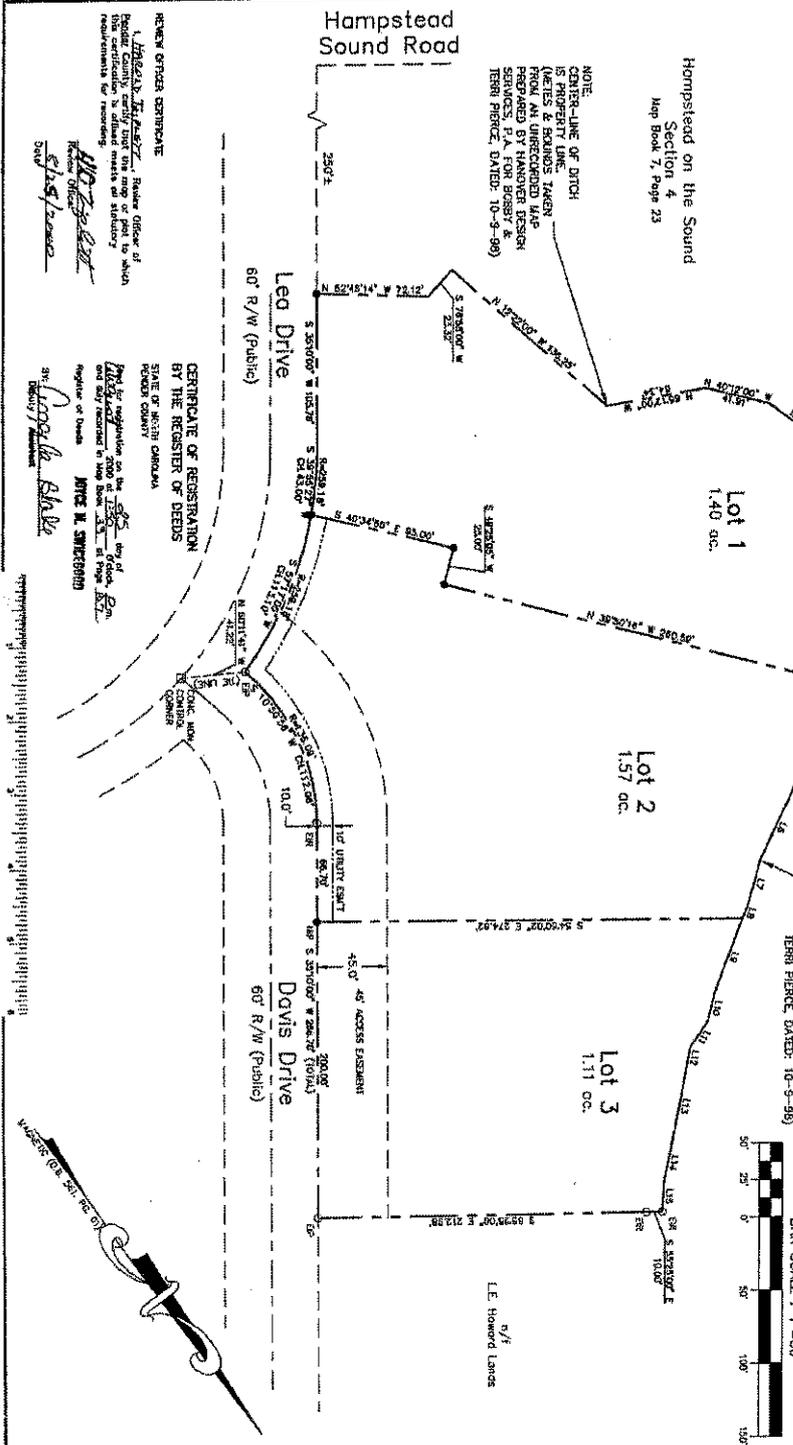
NOTE:
 -Boundary returned to deed book 561, page 01
 -See Parcel #131 129
 -All N.E. Co'd requirements within 2000 feet of this property have been obtained or assumed.
 -All areas figured by coordinate method.
 -This property is not located in the 100 Year Flood Boundary as verified by Community Panel No. 300344 Panel 527 C, Effective Date: 3-3-92.
 -The purpose of this plat is to subdivide an existing parcel of land in a county or municipality that has an ordinance that requires subdivision of land.
 -1 (one) hereby certifies that I am (we are) the owner(s) of the above described property and that I (we) have no other interest in or claim of ownership with any (any) and (any) hereby warrant that all streets, alleys, paths, easements, and other areas to public or private use are marked, and that the same are shown on this plat for the purpose of subdivision. Further, I (we) certify that I (we) am (are) the duly licensed in the subdivision jurisdiction of Pender County.

LINE TABLE

LINE	BEARING	DISTANCE
1	S. 89°50'00" W.	34.00'
2	S. 46°03'30" E.	34.00'
3	S. 46°17'00" E.	33.67'
4	S. 47°11'00" E.	33.33'
5	S. 48°15'00" E.	33.00'
6	S. 49°19'00" E.	32.67'
7	S. 50°23'00" E.	32.33'
8	S. 51°27'00" E.	32.00'
9	S. 52°31'00" E.	31.67'
10	S. 53°35'00" E.	31.33'
11	S. 54°39'00" E.	31.00'
12	S. 55°43'00" E.	30.67'
13	S. 56°47'00" E.	30.33'
14	S. 57°51'00" E.	30.00'
15	S. 58°55'00" E.	29.67'

Hampstead on the Sound
 Section 4
 Map Book 7, Page 23

NOTE:
 CENTER-LINE OF DITCH IS PROPERTY LINE. THEREAFTER, ALL DIMENSIONS TAKEN FROM AN UNRECORDED MAP PREPARED BY HANOVER DESIGN SERVICES, P.A. FOR BOBBY & TERRI PERCE, DATED: 10-9-99



RENEW OTHER CERTIFICATE
 I, **MARC B. POPE IV**, Register of Deeds of Pender County, North Carolina, do hereby certify that this certificate is a true and correct copy of the original as filed with me and that the same is a true and correct copy of the original as filed with me.

CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS
 STATE OF NORTH CAROLINA
 PENDER COUNTY
 I, **MARC B. POPE IV**, Register of Deeds, do hereby certify that this is a true and correct copy of the original as filed with me and that the same is a true and correct copy of the original as filed with me.

CERTIFICATE OF CORRECTION
 I, **MARC B. POPE IV**, Register of Deeds, do hereby certify that this is a true and correct copy of the original as filed with me and that the same is a true and correct copy of the original as filed with me.

VICINITY MAP
 NOT TO SCALE

Legend

- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIPE
- NEW IRON PIPE SET

BAR SCALE: 1"=50'

John D. Jones Division
 Topsail Township Pender County North Carolina

RECORD PLAT

MARC B. POPE IV, P.L.S.
 P.O. BOX 349 - WRIGHTSVILLE BEACH, NC 20460
 PH. 910-686-8660 FAX 910-686-6210

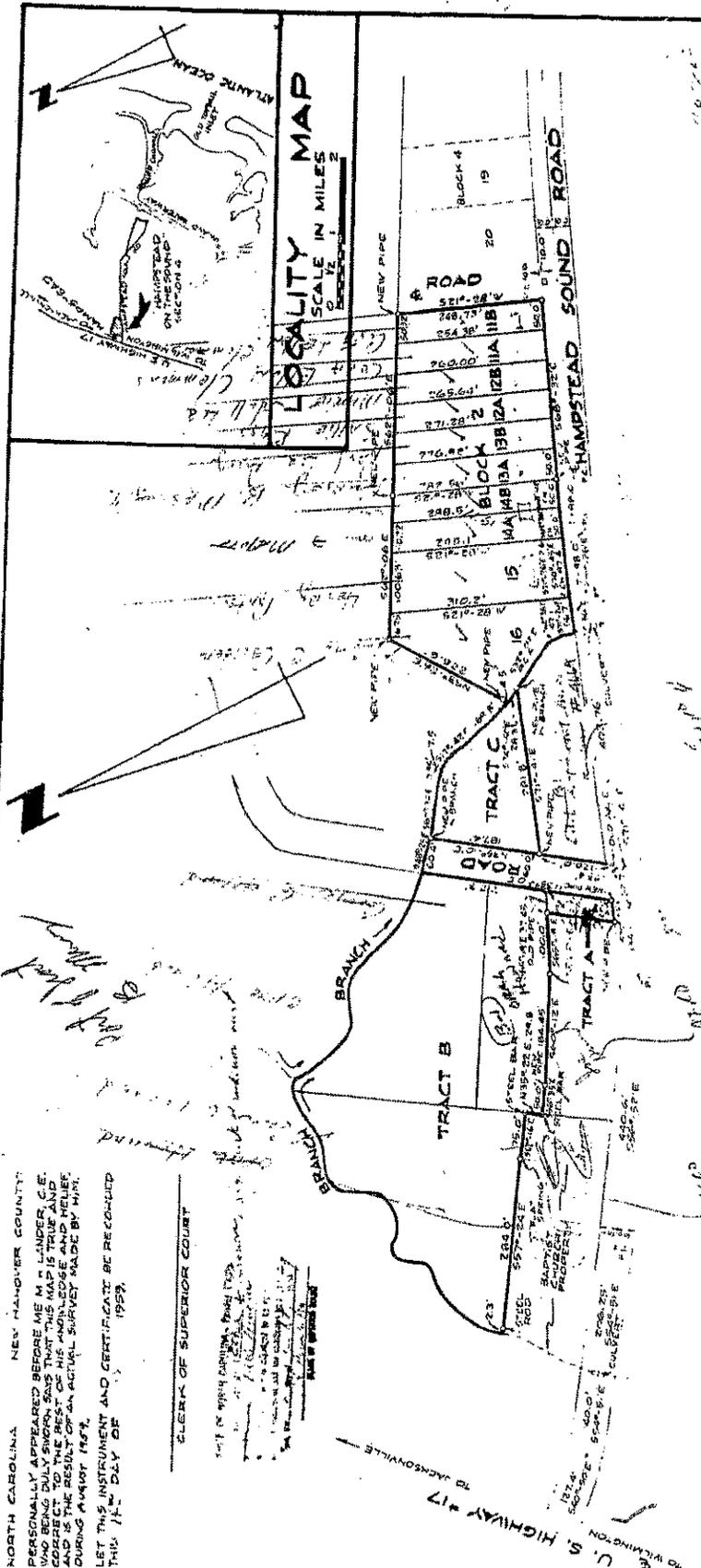
John D. Jones
 120 Lakeview Drive
 Hampstead, N. Carolina 28443

LEGEND
 SURVEY FOR: John D. Jones
 DATE: August 22, 2000
 SHEET NO. 1 OF 1

MB 93-107 SL453

NORTH CAROLINA
 PERSONALLY APPEARED BEFORE ME M. LAMDER, C.E.,
 WHO BEING DULY SWORN SAYS THAT THIS MAP IS TRUE AND
 CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF
 AND IS THE RESULT OF AN ACTUAL SURVEY MADE BY HIM
 DURING JANUARY 1959.
 LET THIS INSTRUMENT AND CERTIFICATE BE RECORDED
 THIS 14th DAY OF
 1959.

CLERK OF SUPERIOR COURT



HAMPSTEAD ON THE SOUND

PENDER COUNTY, NORTH CAROLINA

SECTION 4
 FOR

HAMPSTEAD DEVELOPMENT CO.

J. F. HOWARD PROPERTY

BY
 M. LAMDER, C.E.
 WILMINGTON, N.C.

SEPT. 8, 1959

SCALE IN FEET



0



RAMEY KEMP & ASSOCIATES, INC.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
Phone - 919-872-5115 Fax - 919-878-5416
www.rameykemp.com

September 23, 2015

Robert H Jackson
Grey Bull, Inc.
American Homesmith, LLC
P: 919-291-8721
E: rjackson.nc@gmail.com

Reference: Grey Bull Tract
Evaluation of Access Locations

Dear Mr. Jackson:

This letter provides an evaluation of the access locations to be constructed as part of the proposed residential development on the Grey Bull Tract, as well as a discussion of the potential extension of Lea Drive and construction of Davis Drive. As outlined in the Pender County Unified Development Ordinance (UDO), all lots shall have direct or indirect access to a public street, private street, or private access easement. Access is proposed via connections to two existing adjacent roadways at Forest Sound Road to the north and Lea Drive/Second Street to the south. The connection to Lea Drive at Second Street provides access to US 17 via Factory Road. Forest Sound Road provides direct access to US 17. Additionally, the Pender County UDO requires reasonable means of ingress and egress for emergency vehicles, as well as for all those likely to need or desire access to the property in its intended use. Access to the development via the connections to Forest Sound Road to the north and Lea Drive/Second Street to the south is expected to provide a reasonable means of access for all vehicles expected to enter and exit the development.

It is our understanding that Pender County would like to have Lea Drive extended to intersect with Factory Road and Davis Drive constructed to connect Lea Drive to the proposed development roadway network as part of the Grey Bull Tract development. These improvements would not have a significant impact on the traffic flow, but would have impacts on the wetlands along the west side of the property. The development is proposed to include a total of 106 single-family homes located in the central and eastern portions of the property, generating 84 (21 entering and 63 exiting) AM peak hour trips and 111 (70 entering and 41 exiting) PM peak hour trips at full build out. A portion of these trips will utilize the northern access point at Forest Sound Road and some will utilize the Lea Drive Extension / Factory Road route. With the construction of the internal roadway extension as outlined above, the potential route created by the Davis Drive construction and Lea Drive extension would primarily be utilized by the homes in the southwest portion of this development. This portion of the development accounts for approximately 25% of the total development or less than 20 cars entering or exiting during the worst case scenarios.

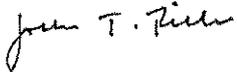
Charlotte, NC - Raleigh, NC - Richmond, VA - Winston-Salem, NC

Based on the expected traffic volumes (111 total trips during the peak hour – 70 entering and 41 exiting) associated with the Grey Bull Tract and the two proposed points of access (Lea Drive/Second Street and Forest Sound Road), it is our opinion that there is sufficient capacity on the existing roadways that the development is expected to tie into to handle the proposed site traffic. The potential Lea Drive extension from its current dead end to Factory Road and Davis Drive construction to connect Lea Drive to the proposed development roadway network would not have a significant impact on the traffic flow, but would have impacts on the wetlands along the west side of the property. These improvements would only divert traffic in the southwest portion of the proposed development, which accounts for approximately 25% of the total development or less than 20 cars entering or exiting during the worst case scenarios.

If you have any questions, please contact me.

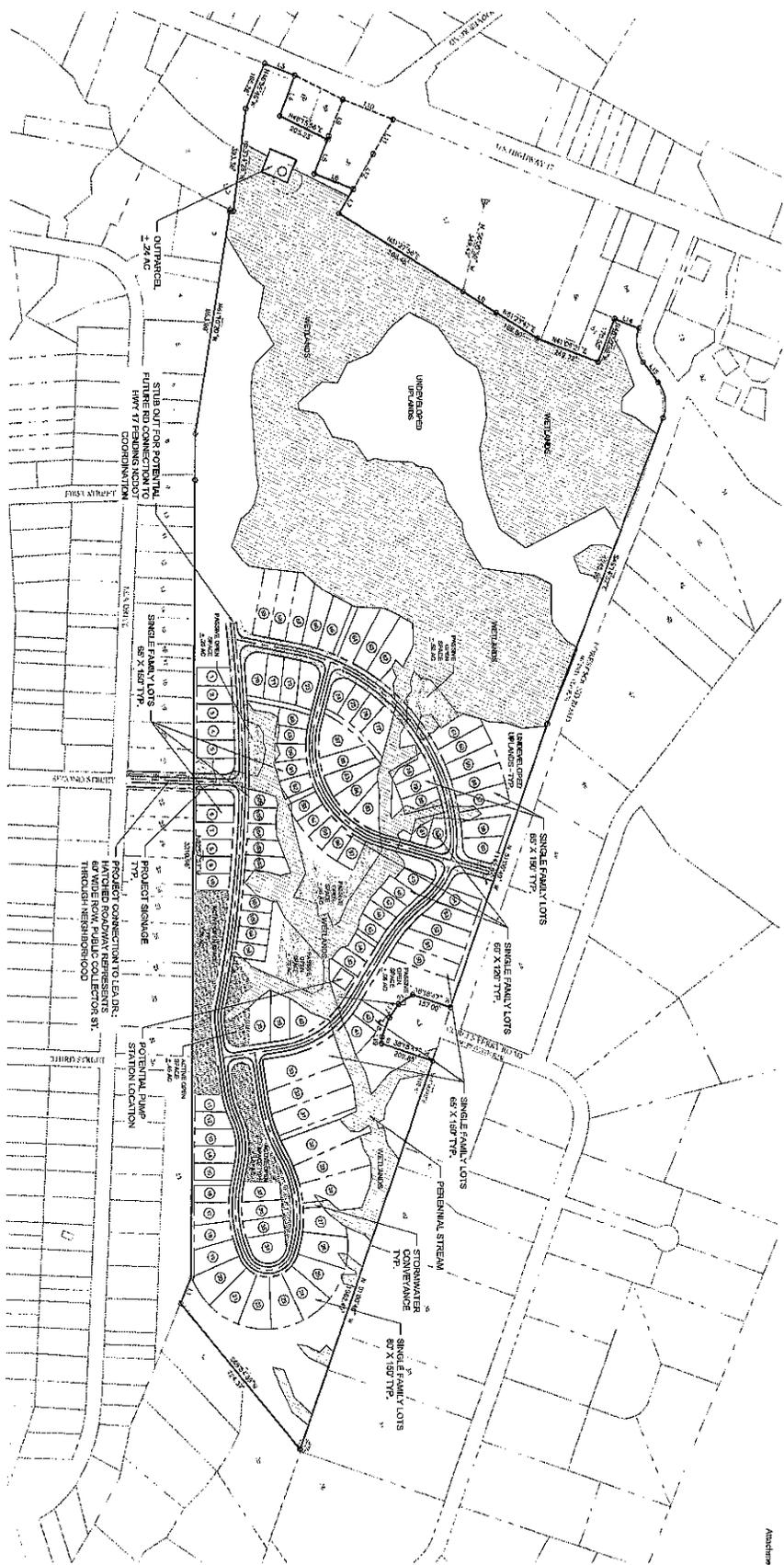
Sincerely,

Ramey Kemp & Associates, Inc.



Joshua Reinke, P.E.
Transportation Manager

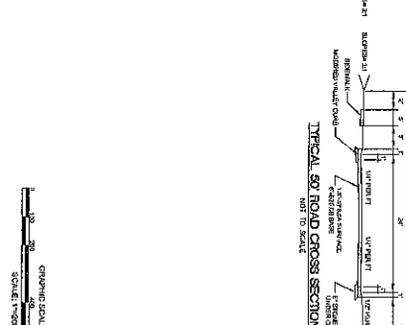
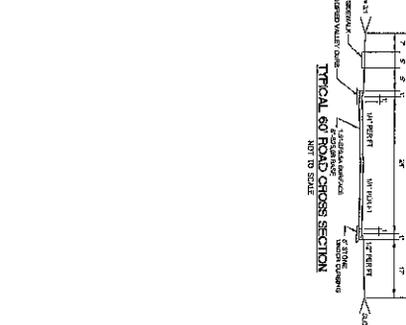
Attachments: Proposed Site Plan
Trip Generation



SITE INFORMATION
 PROJECT NAME: GREY BULL PROPERTY
 CLIENT: GREY BULL, INC.
 ADDRESS: 12917 DURANT RD, RALEIGH, NC 27614
 PROJECT NO: 2024-001
 DATE: 10/20/2024

GENERAL NOTES
 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 4. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

LEGEND
 - - - - - UNDEGRADED UTILITIES
 - - - - - POTENTIAL PUMP STATION LOCATION
 - - - - - PERENNIAL STREAM
 - - - - - STORMWATER CONFORMANCE TYP
 - - - - - SINGLE FAMILY LOTS
 - - - - - PROJECT SIGNAGE



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>C-10</p> <p>SCALE</p>	<p>PROJECT STATUS</p> <p>PRELIMINARY LAYOUT</p> <p>PRELIMINARY DESIGN</p> <p>PRELIMINARY PERMITS</p>	<p>OVERALL SITE PLAN</p> <p>GREY BULL PROPERTY</p> <p>CONDITIONAL REZONING</p> <p>PENDER COUNTY,</p> <p>NORTH CAROLINA</p>	<p>PARAMOUNT ENGINEERING, INC.</p> <p>5911 Cleaver Drive, Suite 201</p> <p>Wilmington, North Carolina 28403</p> <p>(910) 791-5700 (C) (910) 791-5760 (F)</p> <p>NC License #: C-2846</p>	<p>CLIENT INFORMATION:</p> <p>GREY BULL, INC</p> <p>12917 DURANT RD</p> <p>RALEIGH, NC 27614</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION						
	NO.					DATE	DESCRIPTION							
<p>DATE: 10/20/2024</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT NO: 2024-001</p> <p>DATE: 10/20/2024</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>	<p>DATE: 10/20/2024</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>	<p>DATE: 10/20/2024</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>	<p>DATE: 10/20/2024</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>										

Average Rate Trip Calculations
 For 106 Dwelling Units of Single Family Detached Housing(210) - [E]

Attachment 9

Project: Grey Bull Taylor Tract
 Phase:

Open Date:
 Analysis Date:

Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	10.45	0.00	1.00	1108
7-9 AM Peak Hour Enter	0.20	0.00	1.00	21
7-9 AM Peak Hour Exit	0.59	0.00	1.00	63
7-9 AM Peak Hour Total	0.79	0.00	1.00	84
4-6 PM Peak Hour Enter	0.66	0.00	1.00	70
4-6 PM Peak Hour Exit	0.39	0.00	1.00	41
4-6 PM Peak Hour Total	1.04	0.00	1.00	111
Saturday 2-Way Volume	10.11	0.00	1.00	1072
Saturday Peak Hour Enter	0.53	0.00	1.00	56
Saturday Peak Hour Exit	0.45	0.00	1.00	47
Saturday Peak Hour Total	0.97	0.00	1.00	103

The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .92LN(X) + 2.72, R^2 = 0.95$
 7-9 AM Peak Hr. Total: $T = .7(X) + 9.74$
 $R^2 = 0.89, 0.25$ Enter, 0.75 Exit
 4-6 PM Peak Hr. Total: $LN(T) = .9LN(X) + .51$
 $R^2 = 0.91, 0.63$ Enter, 0.37 Exit
 AM Gen Pk Hr. Total: $T = .7(X) + 12.12$
 $R^2 = 0.89, 0.26$ Enter, 0.74 Exit
 PM Gen Pk Hr. Total: $LN(T) = .88LN(X) + .62$
 $R^2 = 0.91, 0.64$ Enter, 0.36 Exit
 Sat. 2-Way Volume: $LN(T) = .93LN(X) + 2.64, R^2 = 0.92$
 Sat. Pk Hr. Total: $T = .89(X) + 8.77$
 $R^2 = 0.91, 0.54$ Enter, 0.46 Exit
 Sun. 2-Way Volume: $T = 8.63(X) + -.63, R^2 = 0.93$
 Sun. Pk Hr. Total: $LN(T) = .91LN(X) + .31$
 $R^2 = 0.88, 0.53$ Enter, 0.47 Exit

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation Manual, 9th Edition, 2012



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

September 29, 2015

Mr. Joshua Reinke, P.E.
Ramey Kemp & Associates
5808 Farringdon Place, Suite 100
Raleigh, North Carolina 27690

RE: Scope for the Traffic Impact Analysis associated with the proposed
Grey Bull Properties Development
Pender County, NC

Based on the attached site plan and information provided in the scoping checklist, it is our understanding that the proposed development will consist of:

- 106 Single Family Homes

Please note that additional modifications have been made and are shown in red.

For the purpose of this study, a full build out year of 2017 is assumed. The development is intended to be constructed in a single phase. Below please find the scope to be used for the Traffic Impact Analysis:

1. Data Collection - Analysis Parameters:

a. Existing Conditions

- i. Turning movement counts weekday AM (6:30 AM – 8:30 AM) and PM (4:00 PM – 6:00 PM) peak periods, Signal Timing (if applicable) and Lane Geometry;
 - i. US 17 and Peanut Road/Factory Road
 - ii. US 17 and Forest Sound Road (provide signal warrants analysis)
 - iii. Lea Drive and 2nd Street/Proposed Site Driveway
 - iv. Lea Drive and Factory Road
 - v. Forest Sound Road and Proposed Site Driveway

Counts should be taken while traditional school is in session.

- ii. Signal plans may be acquired by sending an email request to:
NCDOT Traffic Services: Ross Kimbro, rkimbro@ncdot.gov

or by calling (910) 341-0300

b. Site Trip Generation, Site Trip Distribution and Background Traffic Assumptions

i. Site Trip Generation Estimate

Land Use	Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips	
	Enter	Exit	Enter	Exit
106 Single Family Homes	21	63	70	41

ii. Site Trip Distribution

- Trip distributions shall be determined from actual counts and be approved prior to use in the TIA

iii. Adjacent Development (approved but as of yet to be built) development including but not limited to;

- N/A

iv. Planned Roadway Improvements

- U-5732 US HWY 17 Super Street

v. Background Traffic Assumptions

- Horizon year – 2017
- Growth rate – 3% per year

2. **Capacity Analysis: Week day AM & PM Peak Hour (as listed and for locations per 1.a.i)**

- a. 2015 Existing Conditions
- b. Background 2017 Future No-Build Conditions [existing + background growth + approved developments + committed improvements]
- c. Combined 2017 Future Build Conditions [background + site trips]
- d. Combined 2017 [Future Build Conditions/Traffic with Improvements]

3. **Final Report Submittal:**

- a. Completed TIA Application and Fee
- b. Signed and sealed by a Professional Engineer
- c. Five copies and five PDFs
- d. Synchro analysis files in digital format (5 copies)

4. **Notes:**

- i. The TIA report shall be prepared following NCDOT Congestion Management guidelines. Any deviations must be approved prior to submitting the TIA. Failure to do so will result in an invalid submittal.
- ii. Unless proposed by the project developer, any improvements shown as needed for the background no-build condition shall reflect programmed and funded State/Municipal projects or those required as mitigation for surrounding approved development. Should improvements outside those listed above be included, the TIA is considered invalid and will not be reviewed.
- iii. If the developer wishes to phase recommended/required improvements, the TIA shall be phased accordingly. Please note additional scoping and analysis may be required.
- iv. This scope shall remain valid for three months from the date of this letter.
- v. Please note that if any changes occur (including but not limited to; land use, intensity and/or site access) additional scoping and analysis may be required.

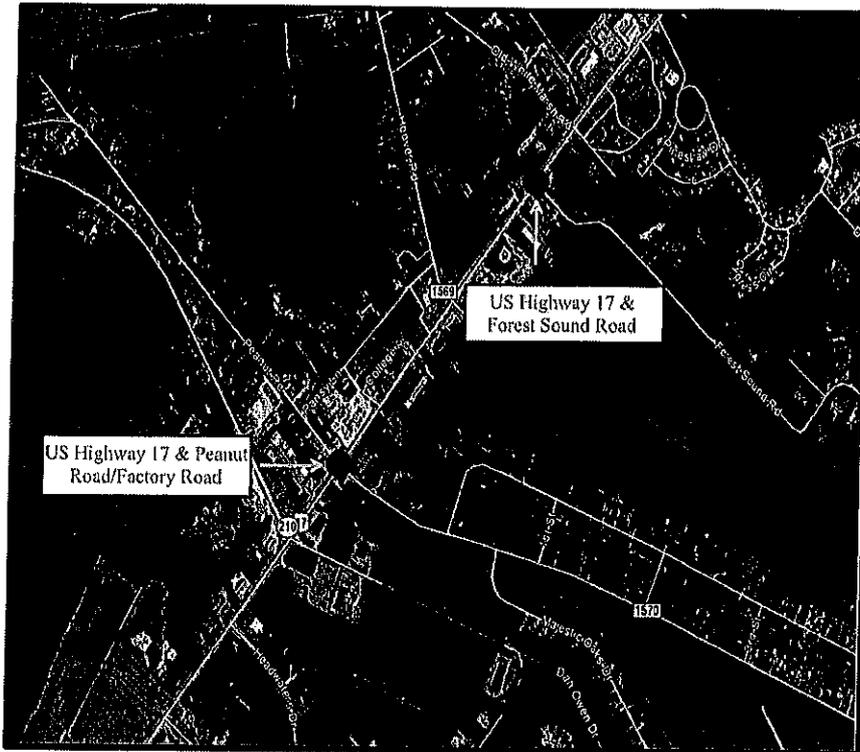
Please contact me if you have any questions regarding this scope.

Regards,



Amy Kimes
Construction Project Manager
Wilmington MPO

Copy:	Robert Vause, District Engineer, NCDOT	Kyle Breuer, Pender Co Planning
	Katie Hite, Division Traffic Engineer, NCDOT	Megan O'Hare, Pender Co Planning
	Mike Kozlosky, Executive Director, W MPO	Bill McDow, WMPO



LEGEND

- Existing Study Intersections
- ★ Site Location

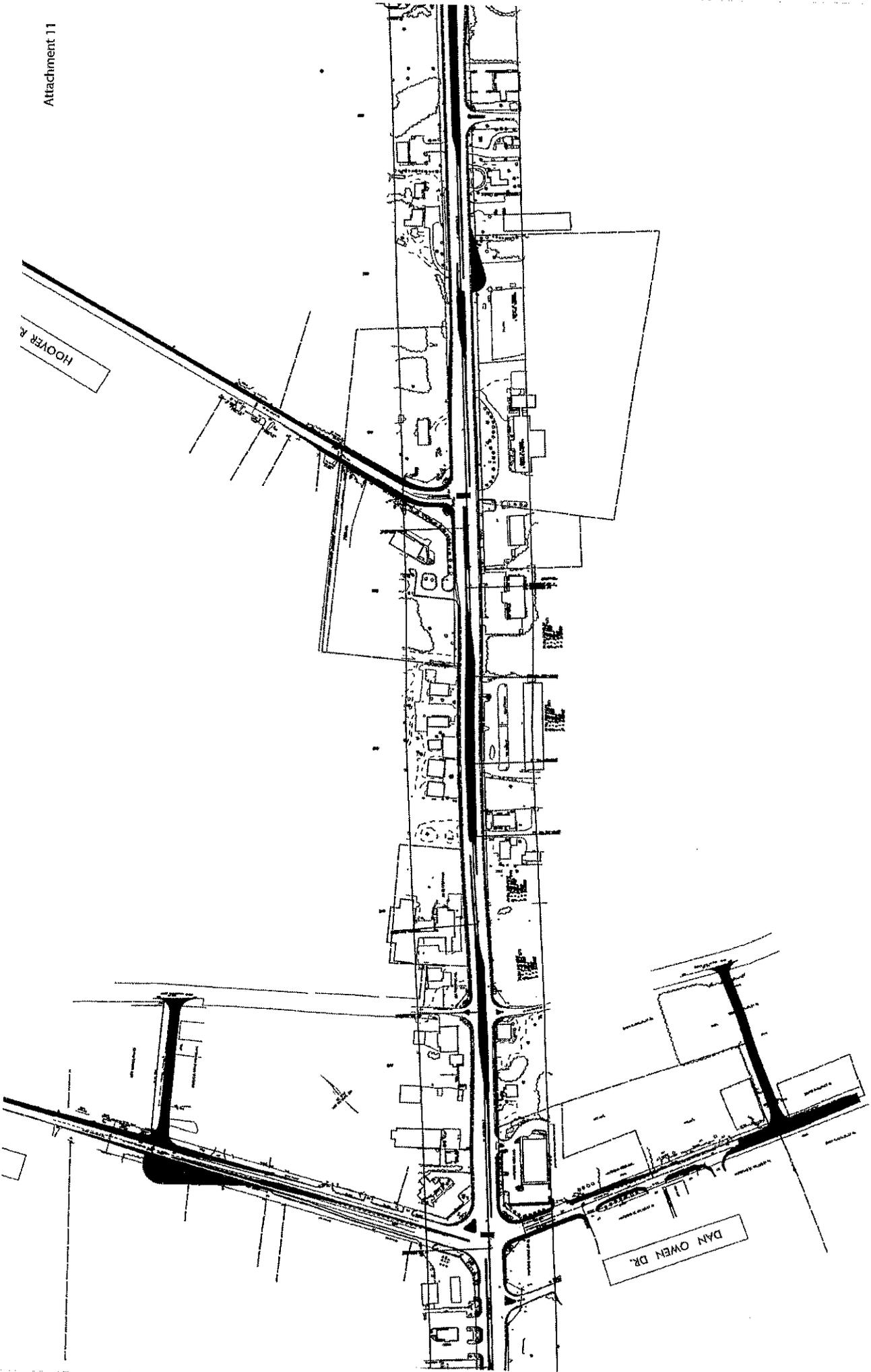


*Grey Bull Taylor Tract
Hempstead, North Carolina*

Site Location Map

Scale: Not to Scale

Figure 1



PARAMOUNTE

ENGINEERING, INC.

August 19, 2015

RE: Community Meeting for Conditional Rezoning Request

Paramounte Engineering, Inc. and Grey Bull, Inc. invite you to a community meeting on Wednesday, September 2, 2015 at 4:30 in the auditorium of the Pender County Hampstead Annex Building. You are receiving this invitation because Pender County GIS records indicate you own property adjacent to a parcel subject to a conditional rezoning and development of a single family neighborhood. The subject property is the \pm 120.87 acre tract of land located off Forest Sound Road and identified as Pender County Parcel # 3292-27-2690-0000. Please join us for a presentation of our conceptual site plan and details of the conditional rezoning request.

We look forward to seeing you at **4:30 on September 2, 2015** in the **Auditorium of the Pender County Hampstead Annex Building** located at:

15060 US Highway 17 N.
Hampstead, NC 28443

NAME	ADDR	CITY	STATE
HAMPSTEAD CROSSING LLC	PO BOX 12027	WILMINGTON	NC
HAMPSTEAD CROSSING LLC	PO BOX 12027	WILMINGTON	NC
ARMSTRONG MARK JEFFERY et al	760 LEA DR EXTENSION	HAMPSTEAD	NC
SMITH CLIFFORD HAROLD III	754 LEA DR	HAMPSTEAD	NC
LORUSSO JESSICA	750 LEA DRIVE EXT	HAMPSTEAD	NC
FOWLER GARY J	748 LEA DR EXT	HAMPSTEAD	NC
JONES ROBERT C et al	746 LEA DR	HAMPSTEAD	NC
BLAKE JAMES ROY	7314 DUNBAR RD	WILMINGTON	NC
FUTRELL JOSEPH LEE et al	897 FACTORY RD	HAMPSTEAD	NC
HOWARD CHARLENE C	15 LEA DR	HAMPSTEAD	NC
HOWARD CHARLENE C	15 LEA DR	HAMPSTEAD	NC
ELMORE ROBERT W et al	201 1ST ST	HAMPSTEAD	NC
SMITH CLAUDE ALLEN et al	2707 LINDEN ROAD	ABERDEEN	NC
GARVEY KENNETH L et al	720 LEA DRIVE	HAMPSTEAD	NC
GARVEY KENNETH L et al	720 LEA DRIVE	HAMPSTEAD	NC
GARVEY KENNETH L et al	720 LEA DRIVE	HAMPSTEAD	NC
SMITH GLADYS ANN	131 LEA DRIVE	HAMPSTEAD	NC
SMITH GLADYS ANN	131 LEA DRIVE	HAMPSTEAD	NC
GARVEY THURMAN et al	PO BOX 635	HAMPSTEAD	NC
WILLIAMS JAMES D JR	411 WEST WINDWARD LANDING PLACE	HAMPSTEAD	NC
JOHNSTON KANSAS KIRT	193 LEA DR	HAMPSTEAD	NC
MURRAY TONY FRANCIS	225 LEA DR	HAMPSTEAD	NC
MURRAY TONY FRANCIS	225 LEA DR	HAMPSTEAD	NC
MURRAY TONY F	225 LEA DR	HAMPSTEAD	NC
SPIVEY EDITH GARVEY	273 LEA DRIVE	HAMPSTEAD	NC
SPIVEY EDITH GARVEY	273 LEA DRIVE	HAMPSTEAD	NC
LACIVITA MICHAEL DAVID et al	299 LEA DRIVE	HAMPSTEAD	NC
FUTRELL RANNY H et al	309 LEA DR	HAMPSTEAD	NC
WHALEY JOHNNIE RAY	P O BOX 262	HAMPSTEAD	NC
WARD JACK T JR et al	PO BOX 112	BEULAVILLE	NC
ESPINOZA ROBERTO O et al	393 LEA DRIVE	HAMPSTEAD	NC
ESPINOZA ROBERTO O et al	393 LEA DRIVE	HAMPSTEAD	NC
RHODES ROY LEE et al	625 LEA DR	HAMPSTEAD	NC

BRIDGES CHAD A et al	200 GROVEDIERE LN	HAMPSTEAD	NC
BOODOOSINGH BASDAYE T et al	207 GROVEDIERE LN	HAMPSTEAD	NC
BRANDT ANNE MARIE	54 MCCLAMMY RD	HAMPSTEAD	NC
SABELLA JAMES C et al	1022 CORCUS FERRY RD	HAMPSTEAD	NC
SORG MARIA DEL MAR et al	960 CORCUS FERRY RD	HAMPSTEAD	NC
LEA GARY NOLAN et al	142 GREAT OAK ROAD	HAMPSTEAD	NC
SEAR RICHARD HARVEY et al	191 HOWARDS LANE	HAMPSTEAD	NC
O'REILLY RYAN D et al	814 CORCUS FERRY RD	HAMPSTEAD	NC
CASTORO JOHN M et al	638 CORCUS FERRY ROAD	HAMPSTEAD	NC
BUTLER TINA TAYLOR	320 KNOLLWOOD DR	HAMPSTEAD	NC
HYNES ELAINE S REVOCABLE TRUST	673 CORCUS FERRY RD	HAMPSTEAD	NC
MATTLIN JOSEPH et al	407 FOREST SOUND RD.	HAMPSTEAD	NC
TROMBINO JOSEPH JR et al	363 FOREST SOUND RD	HAMPSTEAD	NC
GARG SHYAM L et al	14980 US HIGHWAY 17 N	HAMPSTEAD	NC
ANDERSON MACK D et al	283 FOREST SOUND RD	HAMPSTEAD	NC
WARREN WILLIAM L et al	232 GROVEDIERE LANE	HAMPSTEAD	NC
HAWKINS WILLARD T JR et al	7627 LOST TREE RD	WILMINGTON	NC
EDENS WILLIAM R et al	257 HOWARDS LN	HAMPSTEAD	NC
HAMPSTEAD VILLAGE ASSN INC	C/O R KILROY.110 HAMPSTEAD VILLAGE	HAMPSTEAD	NC
JONES LINWOOD J	449 GRILL RD	CLAYTON	NC
LEA ANITA	15226 HWY 17 N	HAMPSTEAD	NC
LEA ANITA	15226 HWY 17 NORTH	HAMPSTEAD	NC
JONES JACK P	109 SOUND VIEW DR N	HAMPSTEAD	NC
COUNTY OF PENDER A POLITICAL SUBDIVISION	PO BOX 5	BURGAW	NC
TAYLOR LINDA KAYE HOWARD et al	326 HOWARDS LANE	HAMPSTEAD	NC
GARG SHYAM L et al	14980 US HIGHWAY 17 N	HAMPSTEAD	NC
GARG SHYAM L et al	14980 US HIGHWAY 17 N	HAMPSTEAD	NC

Grey Bull Conditional Rezoning Community Meeting

September 2, 2015

	Name	Address	Phone	Email
1	ROBERT CLARE	201 ST ST.	270-3171	-
2	Joseph Suttell	897 factory Rd	270-3197	
3	Bill Hall	101 Plantation Lane	270-3381	
4	Dawn Hall	101 Plantation Lane	270-3382	
5	Linwoods Jones	101 Turnbuney ct	919-422-8015	Linwoodjws24@gmail.com
6	Wyatt Blanchard	103 Hilltop Ln	910-612-2281	
7	Diane Mathlin	407 Forest Spout Rd	270-1162	
8	Rosanne Kemp	105 Hilltop Lane	270-9095	
9	Tina Butler	320 Knollwood Dr.	833-0543	
10	Emily Willis	Howeol Rd		
11	Jennifer Meadows	309 Howards Ln		
12	Linda Mac Taylor	320 Howards Ln		
13	Andrea Andrea Boyett	Knollwood Dr.		
14	Sue Newsham	108 Marsh Creek		
15	Cherly Howard			
16	Linda Larkins	104 Blue Heron Lane	919-592-2929	linda.in.carolina@gmail

Grey Bull Conditional Rezoning Community Meeting

September 2, 2015

	<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
17	Sonya Edens	257 Howards Ln	910-619-1737	sonya@rsengineering.com
18	Charles Webster	106 Wataway Trail	910-200-3249	threesandkastles@gmail.com
19	Bert Winfield	1812 Corvus Ferry	301-343-6492	BERWINFIELD@GMAIL.COM
20	Gary Fowler	748 Lea Drive	910-270-3921	gjf24@yahoo.com
21	Joseph Rivi	16936 Corvus Ferry Rd	910-388-7884	summit2856@yahoo.com
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				

Grey Bull Conditional Rezoning Community Meeting

September 2, 2015

Attachment 12

	Name	Address	Phone	Email
1	Anita Lee	15226 U.S. Hwy 17, Hampstead	(910) 803-0499	NA
2	Dora Lea	15226 U.S. Hwy 17, Hampstead	803-0499	NA
3	Buddy Lea	15226 U.S. Hwy 17, Hampstead	803-0499	
4	CAROLYN HEWRY	1319 CORCUS FERRY RD HAMPSTEAD	(910) 270-6339	cdheurye339@aol.net
5	LANO FIEPMEYER	122 BROADVIEW CAFE HAMPSTEAD NC		
6	D. Amini	Marsh Creek Dr. Hampstead	910-319-0217	
7	McConville	101 Hilltop	910 619 6990	
8	Steve Lindsay	701 Corcus Ferry Rd	910 370 9288	
9	R M Fields	1724 Corcus Ferry Rd	710 617 3993	
10	Patricia Fields	1724 Corcus Ferry Rd Hampstead	910 580 4350	pfields54@gmail.com *
11	Tim Hynes	673 Corcus Ferry Rd	910-370-3643	timhyn@ncs.cool.com
12	Ernie Hynes	628 Corcus Ferry Rd	270 3643	
13	Janeet Unadummal	701 Corcus Ferry Rd.	270-9288	
14	Ed Harper	1751 Corcus Ferry Rd	612-2883	
15	James Sabella	1022 Corcus Ferry Rd	910 270-0062	Sabella@UNCW.edu
16	MARVIN + MARY ANN ROZEAR	1283 CORCUS FERRY RD.	910 270 4565	MPROZEAR@CHARACTER.NET

Grey Bull Conditional Rezoning Community Meeting

September 2, 2015

Attachment 12

	Name	Address	Phone	Email
17	Maryann Jones	1283 Corvus Ferry Rd Hampstead	270-4565	rozje3@charter.net
18	Tom Potts	106 Plantation Lane		
19	DAVID ANNENS	1456 CORVUS FERRY RD	319-0246	HUN398@CS.COM
20	Christine Vara	1028 CORVUS FERRY RD.	319-0819	chefvara@gmail.com
21	Hiram Williams	825 S. Greenfield Hargett Rd	620-0695	hiramwac@aol.com
22	TERRY BALL	102 Hilltop Ln	617-9916	ferrydballebellsouth.net
23	PAULINE FARMER	305 Crookediers Ln	200 5747	PAULSFARMER@CSMOR.COM
24	Shane Farmer	305 Crookediers Ln	"	"
25	TED PIKUT	1567 CORVUS FERRY RD	966 200482	
26	Pat Pikut	1567 Corvus Ferry Rd.	620-0482	trickitpikut@line.com
27	Chalene Compere	208 Crovediere Ln	270-3347	gdc@compere@hotmail.com
28	Brana Kelly	308 Crovediere Lane	431-6410	branamkelly@hotmail.com
29	Hal Foytman	92 Harold Ct	367-2159	hal-amc@charter.net
30	Charles Butler	1592 CORVUS SEELY	270-5269	CHARLES BUTLER@CHARTER.NET
31	Kenneth Gorry	220 Lee Dr Hampstead	270-9719	gorryco@charter.net
32	Larry Warren	232 Crovediere Ln	270-9656	lwarren9656@charter.net

Grey Bull Conditional Rezoning Community Meeting

September 2, 2015

Name	Address	Phone	Email
33	Terry Milam Re: Presently 249 Gravedere Chapman	540-9994	tmilam@charter.net tmilam@charter.net
34	Gill Woodhouse Cassandra Woodhouse	470-5089 470-5090	woodhouse3@charter.net cswoodhouse@charter.net
35	Jim Williams 411 W. WINDWARD LANDING RD (171 LEA DR)	270-0122	WILLIAMS1202@CHARTER.NET
36	Robin Miller 997 Corcoran Ferry Rd	270-4543	RobinMiller@hotmail.com
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			

Project Community Meeting for Conditional Rezoning of Grey Bull Properties

Project: Grey Bull Properties
 Date: September 2, 2015
 Time: 4:30 pm – 8:00 pm
 Location: Pender County Hampstead Annex Building

Robert Jackson introduced American Homesmith, LLC & Grey Bull, Inc. as well as Paramounte Engineering, Inc. Robert introduced project zoning (existing RP and proposed RM –CD), range of lot sizes presented, assured neighbors that American Homesmith is already building good quality homes in the area. Robert discussed a few of the neighborhoods he is building in and described the homes. Generally the product type is 2,000 – 4,000 sf homes, and this proposed neighborhood will keep with the same general size, but designs will be specifically developed for this project. The Old N. State Utilities will be used for sewer – no septic is planned for this projects.

Q & A

What types of homes are planned? Will the project have multi-family, etc.

- A. No. This development will be all single family detached housing. As part of this rezoning, the conditional portion restricts the project to the type of development and elements presented on the associated site plan.

What is infrastructure for the development? Where will children attend school? What burden will be put on the infrastructure of the community?

- A. Current American Homesmith (AH) Neighborhoods cater to the retirement age customer and feature mostly single story houses. These folks do not put a large strain on schools, and fire and EMS services are on par with other Pender County users. There may be some families in the neighborhood since the idea is to provide a range of homes from smaller patio homes up to the larger estate type lots. The average lot size is roughly 7,200 sf with the majority in the smaller to medium lot size. From past experience, our customers are not heavy users of County services.

What is the timeframe for the project?

- A. We anticipate beginning construction in June of 2016.

If 6,800 sf minimum lot size, how will a 4,000 sf home fit on the lot?

- A. We will provide a range of home types. Smaller lots will be patio-type homes. Larger lots will have larger homes like the 4000 sf home. The average lot size 7,200 sf and range up to 12,000 sf and beyond. The reason for this rezoning request is to allow this wider range of home types and not limit the product to all larger homes on 12,000 - 15,000 sf lots as the land is currently zoned.

- Some buyers like smaller yards with less maintenance
- We will design neighborhood to buyer
- This land allows us to provide generous open space for the homes, in large part because of the wetland configuration on the property.
- Family friendly neighborhood

Question asking for an explanation of the usable land and zoning density for RP versus RM-CD.

- A. An explanation of the County's zoning ordinance density calculations in RM was offered, and the different calculation using the whole boundary is explained for the existing RP zoning. We propose rezoning for smaller lots than 12,000-15,000 sf not for more density. We don't meet the come close to the density. We propose 106 lots to meet desired housing product, but we could build 120 lots under the existing RP zoning OR 162 lots under the proposed RM zoning. We choose to limit the density to 106.

What is the beginning price point?

- A. No budget has been completed for the project, but a general guess is:
Hard to be under \$230,000 – Up to \$400,000

Similar Project AH. Bldgs have done –

- *Wyndwater on Sloop Point
 - *The Walk at Sloop Point
 - *Island Creek project near Hwy. 210
 - *1,900 – 4,000 sf homes
- Estate homes here will potentially be larger than 4,000 sf homes.

Ingress/Egress is a problem for Forest Sound road at Hwy 17 now. This project is going to add potentially 200 more cars entering and exiting at this location. What will you do to make this situation better? Coming out onto Factory Road – how will this work?

- We have worked with NCDOT, and there is a Michigan left median project planned in possibly 2018. It is in design now, and will help that intersection be safer.
 - o 2019 is three years after the project gets started
 - A. We cannot do anything to expedite NCDOT, but we can look at options for Forest Sound Road. I will sit down with the HOA and look at options that will be acceptable for both neighborhoods.
- We met with Robert Voss- NCDOT Engineer for area, and discussed other access to HWY 17. NCDOT has to work out Hoover Rd. intersection and it will be a process of working with them on that section. There are no plans currently for this intersection project. However, the median project is in design and this will help the Forest Sound intersection.
- Anything greater than 200 units/ lots will trigger DOT to require a design to handle the cars. This neighborhood is well below that threshold.
- We have deeded access to use Forest Sound Road now. We would like to use this connection to Hwy 17 and will work with the Forest Sound HOA to discuss how to share this road.

So we are stuck with current problem of 106 new units?

- A. Whether you know it or not, the previous developer has always been in play since the Taylor property was subdivided from the Forest Sound property. The agreement is in your deeds and states that the Taylor (Grey Bull tract) has right to use the road. We are building less units than someone else might if they were developing this property. Again, we will be happy to work with the HOA to arrive at a reasonable agreement on how to create a safe entrance and exit to Forest Sound Rd. –Not because we have to by right, but because we think it is the right thing to do.

Additional questions about NCDOT projects in the area. What is a Michigan left?

- A. Bypass unfunded - not in design but median project funded and in design will happen
Market Street @ Walmart closest example – Right in & Right out will be safer

Where is the property located?

A. directly behind here (Hampstead Annex BLDG)

It will take 20 minutes to get out of 17 to get down here

Hwy 17 is getting same as I05

Worried will never be able to get out

A median project ...when will it be installed

A. Repeat answers from above.

Are we connecting Lea Dr. to Forest Sound?

(A) Pender county requires connection. It is a safety concern as now this is Forest Sound Road –

HOA paying for maintenance on a private road, Forest Sound Rd. – will it become public, opens up to too many people using OUR road

(A) We are willing to negotiate with Forest Sound HOA – for private road maintenance agreement.

You could say you don't want others to use the road.

We are just supposed to accept that Forest Sound has no say in your using our road?

A. I would have setup covenants differently this original parcel has legal agreement to access this Taylor parcel through Forest Sound. We are open to negotiations to use road.

Why would you not build your own road?

A. We have legal, secure use of Forest Sound Road and DOT will not allow us to access Hwy 17 in another location – roads too close together.

Road construction, etc. concern

A. No schedule known on for sure but 2019 right now

People take chances, safety concerned

Could you put road to shopping center stoplight?

A. NCDOT negotiating access, but having trouble with shopping center

Internal roads will be built to NCDOT standards if not turned over to NCDOT

We are keeping as many project roads as we can as private roads –

big problem/burden for HOA not ok to burden them. – we are facing 200,000-300,000 in road maintenance fees on Forest Sound Rd. what will you do to help us if you use the road?

A. We have said we will be happy to sit down with the Forest Sound HOA to discuss this, if we use the road, we will have some need to help maintain the portion we use.

Not easy to get from Forest Sound to Lea Drive. Why won't you cross the wetland and access Hwy 17 at this point?

A. Beside NCDOT coordination on this intersection, we have to show minimize wetland impact and 2nd St. is only access to Lea road now. We are crossing wetlands to make that connection, but the information we received from NCDOT will not provide adequate need for impacting those wetlands with a crossing.

Why can't you build a bridge?

A. Bridges are very expensive, but again, we are working with DOT on this potential access, but it is not a likely project and we legally have access through Forest Sound Road.

What is Forest Sound Road connection legal agreement?

(A) Buyer/Seller previously agreed to legal access for both parcels through Forest Sound Rd., so not matter what we have access. We are trying to find your concerns so we can work together to find a solution that works for both neighborhoods.

Question on density versus layout

Offered to sit down with the project Engineer to explain how the density works and why the two formulas for the density calculations are different (per Pender County zoning ordinance formulas)
Has EPA been notified and out to site?

A. Not required. Corps requires a jurisdictional delineation (JD) on wetlands
Can we engage EPA on own?

A. Yes

We will call them

Propose for Grey Bull to build gate at Forest Sound to help gate - plus marina has to be gated - trespassing will be a problem from people in your neighborhood. How will you stop them?

A Happy to sit down with HOA to discuss. We have run private and public marinas

In our experience, trespassing is normally by friends of people in community that have the code or access to the marina through friends or family inside the community.

Trespassing is no problems now

We bought in Forest Sound for large lot with privacy -- now 200 cars will have access into our neighborhood, so it will be a nightmare for people living there

Can suveyors put stakes at proposed entry/road?

A. Yes, it will be done tomorrow or Monday. -want both sides of street or right of way staked-- ok agreed

HOA Representative gives prepared statement covering why they want to protect Forest Sound from this new development -- Forest Sound around since 1980 -- like amenities, large lots, 86 homeowners, 121 lots vested in community. 1.5+ - 5 - 6 acre, 30' wooded buffer at road. Homes Not visible from road, Roads facing \$300K repaving -- not interested in road construction, etc. Covenants protect from losing ability to create style -- thinks this neighborhood will have 1800 sf lots that will threaten all the things residents of Forest Sound like about their neighborhood

- Lower property value worries
- Discuss RM zoning -- thinks spot rezoning -- illegal?
- 32 acre developable area density calculation is really all you have to develop
- A. This is false because it is the way we have to calculate density based on the zoning ordinance formula set up for RM and PD developments. We have to back out roads, wetlands, undeveloped areas (which there are 32 acres of unused land that could be used. We just are not using it). -- discussion ensued from gentleman unhappy with answer saying we really only had 32 acres of usable land.

A. This property is owned by people that live among you. The family that owns is selling me this property is here tonight. They don't want just anyone to buy this property. They want it to be the right buyer/developer. There is a road easement for Howard/Taylor family, the owners --

Was there an expectation to access property or access new development when the legal agreement to use the road was reached? Forest Sound residents threatened courts will have to decide.

- NCDOT Median not seen as safe
- Will higher traffic engineer to look at issues -- separate from your calculations
 - o (A) ok -- you have that choice
- Concerned that Grey Bull neighborhood is looking for exception to the rule
- Financial hardship worries -- worried about marina usage from outsiders
- Strongly opposed to rezoning -- county zoning exists for a reason -- we follow rules why don't you?

Will covenants restrict boats/trailers -- that could avoid problem

(A) Have not determined covenants yet – don't think these buyers will be at marina, but don't know

How do you keep people from trespassing at marina?

A if boat owner moves here – Forest Sound residents think they will want access to ramp/marina gate doesn't solve problem

A We are not proposing gates, but you can look at with the HOA

What do you envision neighborhood to look at custom built? Spec?

(A) Building now in Pender predominantly family owned also retirement. We see min both villas, patio home – not attached or zero ...

Front elevation – have not designed yet but coastal, walkable

Neighborhood wants place to go

Guess 2,000 – 4,000 sf

Are there similar communities built in this area that are like the project you propose

(A) Yes, but none with the same product – just similar – Wyndwater and others mentioned earlier. We are In process of building now at Wyndwater and others

Yes, we have some similar but different one story designed for here

What is the name of new development?

(A) Not named – not Forest Sound

We live on private road – we are not always going to call the sheriff for trespassing at the marina

Could you build a fence around your neighborhood?

A We will sit down with the HOA to figure out how to screen and keep your privacy. We have 20' at the narrowest area near Forest Sound Rd now. We can work on a buffer agreement if that is what we need to do.

What is stub out on the plan?

A. – DOT is working out road connection that could connect to our project roads here. We are negotiating with them now.

Hoover Road connection – why don't you go across and make connection at 17 across from Hoover Rd.

(A) Work with others like NCDOT and don't use Forest Sound Road

You will do what you want

(A) We are here to establish a discourse with you, and I am willing to work with HOA

You don't respond to HOA statement

(A) Thought we covered them– then recapped most people don't want to be on large lots – trend is smaller lots – geared toward smaller lot sizes. Pender County land use plan supports mixed use and higher density in this section of the County. We are willing to sit down with HOA to discuss overall cannot do

Natural buffers are there – wetlands – we will have to preserve wetlands and will need to create buffers in some areas if that is what is desired and agreed to.

There is manufactured housing on one side of Forest Sound now and these smaller lots will need buffering

Impervious concerns about flooding in Forest Sound – keep at current state limit or below. We cannot exceed the limits placed by the state. We will be required to handle stormwater for our site.

More concerns listed about possibility for flooding and the Forest Sound Causeway is not built properly to withstand the flooding it has now. What are we going to do?

A. We do not have a stormwater plan in place, yet, but we hear your concerns and will address stormwater within our neighborhood within in accordance with all state regulations. We will provide bmps and address runoff in the best way we can.

Is buffer required between back of house abutting Forest Sound road?

A. We can talk about what you desire. The plan accounts for some buffers now.
Lot Setback are also in the plan now

(A) Only 9 lots back up to Forest Sound Road – will sit down with HOA -
Will houses be toward front lot?

A We don't know yet.

Hope to retain natural habitat – not clear cutting site

Forest Sound view – this has already been clear cut

(A) bush hogging was completed for survey work – not clear cut

This meeting is about zoning, not access since you have access You are in due diligence on the property?

A - Yes

Are you continuing if not this rezoning is not approved? Yes

One way or another you are building and using Forest Sound Road?

(A) Yes We think your concerns are addressed by the plan – working with Pender County staff
all way through

Forest Sound cannot meet volume traffic you want to put on it –

A. county requires we need connectivity through project from Lea to Forest Sound and they
want us to connect to other location to promote flow of traffic off Hwy 17

Threat of EPA action by Forest Sound resident.

How do we ensure this property is not being developed differently?

(A) We are here – we are here to work together

Many builders and developers have commercial, duplex, and multi family projects etc.

We worked with Pender County – we are operating under all county codes,
requirements, permit agencies to create this single family detached housing projects.

We can schedule another meeting to discuss items as needed

We don't know who will live here – but open to looking at alternative designs

We Want feedback, listen to your concerns

We are willing to design something to fit both neighborhood's needs.

Runoff issue – have flooding now

Will your community handle

- Limited impervious is proposed for lots and we will design to state stormwater standards and they will review the plans
 - Will have normal screening porches
 - We are designing to guidelines
 - We have wetlands designed to take runoff – will have runoff
- We treated through infiltration bmps,

Where will sewer line come from?

A - Going to Old N. State station at Food Lion – they have given us documentation that there is capacity for this development.

What easement will it take?

A - Easement will be designed to get to treatment plant – plant already there will it be connected to Majestic Oaks – they use same treatment facility

Don't we have right to see what happens on plans with current RP? We feel like you are withholding information from us

(A) We don't release other plans not being considered

Wanted a visual of what neighborhood will look like – would be very scary , 1,200 sf is scary, that is ruffraff – don't want to devalue our property

We want to be shown your home products, designs

A. When those are designed, we can share them.

bottom line is your cost- we want ways we can plan for what is coming

(A) Valid concerns, developer and builder is not usually the same in most neighborhoods, but we are different. We are both the developer and builder – we can control what this looks like and how it develops.

No matter what you will use Forest Sound Road

(A) Yes – fair statement – there is opportunity to talk

They are not willing to work with us

Why are you going for rezoning?

(A) New zoning allows us more flexibility to in setbacks, density, smaller lots and a smaller lot size helps us produce a new design for our customers. The existing zoning requirements available for us with this RM CD rezoning allow us to cater/ to produce what we want to build

Still questions about Density

Would you delay your project until 2018/19 for NCDOT road median?

(A) Timing for me is now - under current terms of contract while Howard family has been here. The Howards are exercising their right to sell. It is only fair. They have had the luxury to hold this land until they were ready to sell. That makes this the last piece of land divided out from the land – from your tract of land. The land holder is here tonight and has heard your comments. This is not just about profit – we donate back to communities.

The biggest problem is you are interfering with our lifestyle. If you could get another access, we would not be having these problems. You need to move off Forest Sound Road – do something so we could be happy – find another exit.

(A) My hope would have been for a better discourse back when the Forest Sound Rd was agreed upon. I assumed you knew your developer had worked out the road agreement – if it was not disclosed, that is something to take to your real estate agents and HOA.

How do we find this plan?

Pending and approved projects on the Pender County website. This is public information - Click on Grey Bull properties – submittal on site

We will also provide the HOA with Robert's contact info for further questions.

Your runoff is going across our causeway – Once you pave, our property will flood, it will take out the bridge at Topsail Creek Causeway

(A) We don't design projects to flood. We will handle all of our runoff within our project boundary – will follow all current laws

We will commit to looking at road options. We think we have best one, but we will work with the HOA

We will provide phone numbers

First address roads

Tim (A) There are significant wetland crossings at Hoover Road

Look at Forest Sound Road as way to look at crossing. There will be no swales in wetlands

We will address stormwater as soon as we know what to do

What you propose is the lowest cost way to get in and out of property

(A) We are last tract to develop so we are going to add 106 lots. There is an overburden now

NC Dot is looking at solutions. How much should Howard tract bear responsibility for problems there before showed up. Pender County now asking for connectivity but..

Traffic light is better

(A) NCDOT does not prefer traffic light – For example the development at Sidbury Road – 2,000 units – no light

No one disputes legal right to Forest Sound Road – How is the road meeting DOT standard

(A) All roads internally designed to DOT standards. We are here to talk about how to deal with Forest Sound Road – How we can work together.

Primary concern is Ingress/Egress

Have any of you driven to Forest Sound Road – how could DOT allow this congestion

(A) Private versus DOT Road – previous seller/developer chose private

Reason we are here is...

Forest Sound was supposed to have stop sign Corcus Ferry as supposed to connect into this property – because fallout out of previous developers it did not happen

(A) We are here to discuss solutions we build roads – this is not a heavy lift – there is room to negotiate what needs to happen on Forest Sound Road

If you have buffer on Forest Sound – we want that

(A) Could do berm, fence, landscape berm on table. Have good track record of good quality screening and landscaping

Between now and Planning Board Meeting on 10/13/15 at 7 PM -

Consider if you could make double entrance @ FS Road. Left & Rt. St. 3 lane movement possibly sign needed, and suggest a sign for both communities, landscape to help at entrance to Forest Sound Rd.

Meeting conclusion.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

On September 8, 2014 the Pender County Technical Review Committee reviewed the Applicant's submittal; the responses below were collected.

Cape Fear Council of Governments RPO
No Response.

Four County Electric Company
No Response.

NC DENR Division of Coastal Management
No Response.

NC DENR Division of Forestry
No Response.

NC DENR, Division of Energy, Mineral, and Land Resources - Land Quality Section
No Response.

NC DENR Division of Waste Management
No Response.

NC DENR Division of Water Quality
No Response

NC DOT Division of Highways
See Attachment

NC DOT Transportation Planning Branch
No Response.

NC Office of State Archaeology
See Attachment.

NC Wildlife Resources Commission
No Response.

Pender County Addressing Coordinator
The main thing we will need is a list of proposed road names. We suggest coming up with a preferred name as well as 2 alternates for each street. Just send those names to Jan Dawson at jdawson@pendercountync.gov

Pender County Building Inspections
No Response.

Pender County Emergency Management

See Attachment for original TRC response. Applicant amended height request, Fire Marshal response: Approval of the height change from thirty-five (35) feet to forty (40) feet. This area is covered by Pender EMS & Fire. This area has a 105' aerial apparatus that responds to all structure related emergencies.

Pender County Environmental Health

No Comments.

Pender County Fire Marshal

See Above.

Pender County Flood Plain Management

A portion of the subject property located on northeast side of the subject property nearest to Corcus Ferry Road (private) is located within the "Approximate Zone AE" Special Flood Hazard Area, according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Number 3720329200J, Panel Number 3292. The AE floodzone is an area subject to inundation by the 1% annual chance shallow flooding where average depths are 1-3 feet with identified Base Flood Elevations; the established BFE is ten (10) feet on this small portion of the property. Any development within the Special Flood Hazard Area would be required to comply with the Pender County Flood Damage Prevention Ordinance.

However, with the new FIRMs released this year, to serve as the best available data it appears that the amount of the parcel in the "Approximate Zone AE" was increased on Panel 3292 to a BFE of twelve (12) feet and the addition of some Shaded X zone. The Shaded X zone is a moderate risk area with 0.2% annual chance floodplain where the average flooding depths are less than one (1) foot.

All development in these areas will require re-examination at the time of development plan submittal in accordance with the best available flood data. At this time the applicant proposes that these areas be incorporated into open space and the rear of some single family residential lots.

Pender County Parks and Recreation

There is not a park recommended in the 2010 Pender County Comprehensive Parks and Recreation Master Plan in the Grey Bull Property's area. Since this subdivision will be marketed toward retirees or adults with older or grown children, my recommendation would be to install commercial outdoor fitness equipment for the residents to utilize while they are walking throughout the subdivision.

There are also "senior playgrounds" where unit has component that are geared toward increasing the balance, coordination and agility of the adult users. <http://blog.korkat.com/outdoor-fitness-equipment-seniors/>.

\$15,000 is not much money when you are looking at playground equipment so the individual fitness equipment will probably be their best bet.

Pender County Public Library

No response.

Pender County Public Utilities

The design of the water system will need to include interconnections to the existing PCU water mains in Forest Sound Rd (8" watermain) and Lea Dr. (6" watermain). Formal PCU submittal requirements will be required at that time.

Pender County Schools

No Comments.

Pender County Sheriff's Department

No Response.

Pender County Soil and Water Conservation District

No Response.

Progress Energy Corporation

No Response.

US Army Corps of Engineers

No Response.

Wilmington Metropolitan Planning Organization

See Attached.



Technical Review Committee Review and Response

Date: September 8, 2015

Name: Bill McDow Agency: WMPO

Phone: (910) 341-7819 Email: bill.mcdow@wilmingtonnc.gov

Requirements: Grey Bull Development

1. The site has requested a development for 106 single family homes and commercial development.
2. A TIA will be required for this development.
3. A NCDOT Driveway permit may be required for this development connects to NCDOT maintained streets.
4. The connection to HWY 17 appears to be over wetlands.
5. Provide names for the future streets.
6. Clarify which side of the streets will have the proposed sidewalks.
7. Provide dimensions for the proposed street geometry, including horizontal curve radius, street corner radius, etc.

Recommendations: N/A

1. Show the connections to the open areas, including any pedestrian and vehicle connections to these areas.
2. Provide a temporary turn around at the stub for HWY 17 adjacent to lot #1 and lot # 69.
3. Please provide details for the road crossing for all wetlands.
4. Provide information on the commercial area shown on the site plan, including any driveway connections to HWY 17.

Comments: N/A

Information Requested: N/A

Please Follow Up Prior to Meeting: Yes/ No

Pender County Emergency Management



Occupancy: **Grey Bull inc**
Address: **11458 US Hwy 17**
Hampstead NC 28443

Inspection Type: **TRC**
Inspection Date: **9/3/2015** By: **Batson, Tommy (2342)**
Time In: **14:26** Time Out: **15:00**
Authorized Date: **09/03/2015** By: **Batson, Tommy (2342)**

Form: TRC Form-2015

Inspection Topics

Requirements

Street frontage

Every lot shall abut a public street or private street approved that is at least 20' in width and to with stand an emergency vehicle of 80,000 lbs.

Status: FAIL

Notes: All turns in and out of development need to have 26' radius on the streets. (No Noted on Plans)
Connect/extend Stub Out to the west most connection with Lea Drive.

Dead Ends

Any dead ends 150 ft or more shall have an approved Fire Department turnaround

Status: N/A

Notes: No dead ends noted

Cul-De-Sacs

Shall have a min. of 40ft radius (DOT Approved)

Status: N/A

Notes: No Cul-De-Sacs

Hammer heads

Hammer head shall be a min of 60' in both direction from the center of the end of the roadway with a min. of 120' total. Alternate Hammer head will be required to be 70' deep counting the roadway.

Status: N/A

Notes: No Hammerheads

Median Strips

Where a sub divider elects to construct a street divided with a median strip, the one way roadway shall not be less than 10 ft width.

Status: N/A

Notes: No Medians Strips Notes

Street signs

Shall be installed as soon as roadways are accessible by vehicle traffic to include during construction and meet the Pender County Street Sign Specifications

Status: INFORMATION

Notes: Shall be installed as soon as roadways are accessible by vehicle traffic to include during construction and meet the Pender County Street Sign Specifications

Alleys

Shall be a min. of 12' ft. wide

Status: N/A

Notes: No Alleys

Fire Hydrants

Fire Hydrants are required when a sub division or other development with four or more proposed lots/units derived from the same parent tract as of the date of his ordinance and when subject to the provisions of this ordinance or the County Zoning Ordinance is to be served by extension of extension of a public water system where the provider is capable of supplying sufficient water pressure to operate the hydrants. The following are the minimum standards for hydrant installation: 1. Fire Hydrants shall be located no more than 1,000 feet apart and at a maximum of 500 feet from any lot or unit; 2. Each fire hydrant shall have a minimum main supply line as required by the provider to adequately provide the appropriate amount of pressure to the hydrant; 3. Fire hydrants shall be maintained by the entity supplying water thereto; and 4. Standard hydrant design (Nation Standards Thread, 4 2 1/2-inch steamer, (2) 2 1/2 inch discharge connections, etc.) and proper maintenance shall be utilized.

Status: FAIL

Notes: No Hydrants notes on plans. Hydrants placed no more than 1000ft Max

Dry Hydrant

In developments with natural or manmade water sources such as ponds and/or bodies of water a dry hydrant may be required to assist in fire protection for fire services.

Status: N/A

Notes: No dry hydrant sites available

Gates

Gates for any private roads shall be installed to a siren activated opener.

Status: INFORMATION

Notes: No Gates planned on the site per plans submitted

Building Heights

Building heights shall be limited to 35 ft. unless the fire districts has the proper equipment to access anything over 35 ft.

Status: N/A

Notes: Not noted

Set Backs

Setback preferred to be 5 ft from the property line and if 3 ft or closer see NC Building Code Requires

Status: NOT OBSERVED

Notes: Set Back Limits?????

Note

Status:

Notes:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 34 minutes

Total Time: 34 minutes

Summary:

Overall Result: Pending

Inspector Notes:

Inspector:

Name: Batson, Tommy
Rank: Fire Marshal
Mobile Phone(s): 910-604-0826
Email(s): tbatson@pendercountync.gov

Signature

Date



Technical Review Committee Review and Response

Date: 09/03/15

Name: Grey Bull Inc.

Agency: NCDOT

Phone: 910-346-2040

Email: dracine@ncdot.gov

Requirements: Submit for Driveway permit, utility encroachments. Submit for subdivision plan approval if roads are to be public. TIA will determine any roadway improvements that will be required.

Recommendations:

Comments: ANY connection to US17 may be altered due to the median project in Hampstead (PROJECT # U-5732).

Information Requested:



Technical Review Committee Review and Response

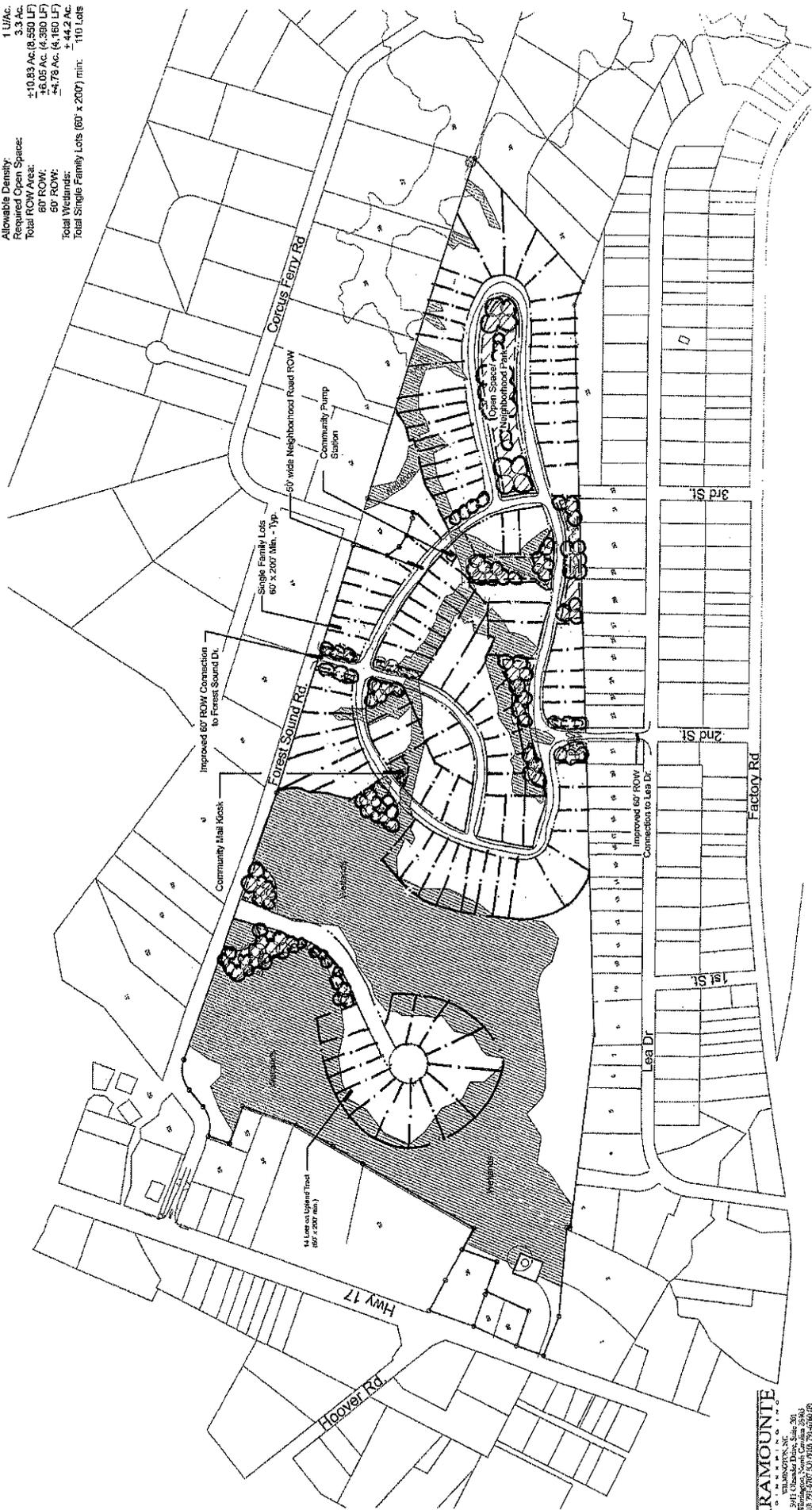
Please Follow Up Prior to Meeting: Yes/No

Date: August 25, 2015
Nathan Henry
NC Office of State Archaeology
Phone: 910-458-9042
Nathan.henry@ncdcr.gov

Re: Case 11458 : Grey Bull Conditional Rezoning

Comments: No comment on the rezoning but an archaeological survey will be recommended as a condition for issuance of any CAMA or USA-COE 404 wetland crossing permits. FYI to potential developers.

Site Data
 Existing Pender County Zoning: RP
 Total Acreage: ±120.87 Ac.
 Provided Density: 1 U/Ac.
 Allowable Density: 2.3 Ac.
 Required Open Space: ±10.83 Ac. (8,350 LF)
 Total Paved Area: ±18.05 Ac. (4,380 LF)
 Total ROW: ±2.78 Ac. (4,452 LF)
 Total Wetlands: ±110 Lots
 Total Single Family Lots (60' x 200') min.: 110 Lots



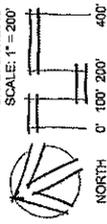
Conceptual Land Plan

Grey Bull Property

Pender County, North Carolina

PARAMOUNT
 CONSULTANTS, INC.
 2911 Oleander Drive, Suite 201
 P.O. Box 1000, Myrtle Beach, SC 29577
 NC License # C-288

DATE: 9/17/2015
 SCALE: 1" = 200'



This plan is not for construction. The information herein is for informational purposes only. This site plan represents existing conditions relating to structures, wetlands, roads, parking, vegetation and property boundaries. Plan components are subject to change without notice. All conditions are representative of the date of preparation of this plan.

**PLANNING STAFF REPORT
ZONING MAP AMENDMENT**

SUMMARY:

Hearing Date: October 13, 2015 Planning Board
November 23, 2015 Board of Commissioners
Applicant: David A. West
Property Owner: David West et al
Case Number: 11460

Rezoning Proposal: David A West, applicant, on behalf of David West et al, owner, is requesting approval of a Zoning Map Amendment for a general use rezoning of four (4) tracts totaling approximately 65.56 acres from GB, General Business zoning district to RP, Residential Performance zoning district.

Property Record Number, Acreage, and Location: The subject properties, recorded on Register of Deeds Map Book 40 Page 80, Map Book 50 Page 3 and Deed Book 3918 Pages 73-76 (Attachment 1), are located near the intersection of US HWY 117 and Anderson Rd (SR 1315) in the Union Township and may be further identified by Pender County PINs 3313-88-8748-0000, 3313-99-5261-0000, 3313-79-6117-0000 and 3313-98-3668-0000.

RECOMMENDATION

The application consists of a general use rezoning of four (4) tracts totaling approximately 65.56 acres from GB, General Business zoning district to RP, Residential Performance zoning district. As submitted, the request complies with all criteria set forth in Section 3.3.8 Review Criteria for Rezoning of the Pender County Unified Development Ordinance and is consistent with one (1) goal and three (3) policies of the 2010 Comprehensive Land Use Plan and potentially conflicts with one policy. Therefore, the Administrator is respectfully recommending approval of the request as described.

HISTORY

The portions of the subject properties along US HWY 117 were designated as B2, Business zoning district on the 2003 Pender County Zoning Map (Attachment 2). The remainder of the subject properties were designated RA, Rural Agricultural zoning district. With the adoption of the 2010 Pender County Unified Development Ordinance, the designation of all four (4) subject properties was changed to GB, General Business zoning district.

According to the Zoning Ordinance, certain residential structures were permitted on some business zoned properties (Attachment 3). The existing residential structures located on the subject properties were permitted prior to the Unified Development Ordinance adoption in 2010.

The existing structures located on the subject properties are considered an existing non-conformity with respect to current zoning regulations. According to Section 10.3 of the Pender County Unified Development Ordinance; A nonconforming use is a principal or accessory land use, other than a nonconforming sign, that was lawfully established in accordance with zoning regulations in effect at the time of its establishment but that is no longer allowed by the use regulations of the zoning district in which it is now located. A nonconforming use(s) may continue, subject to the regulations of this Section.

DESCRIPTION

David A. West, applicant, on behalf of David West et al, owner, is requesting approval of a Zoning Map Amendment for a general use rezoning of four (4) tracts totaling approximately 65.56 acres from GB, General Business zoning district to RP, Residential Performance zoning district. The subject properties, recorded on Register of Deeds Map Book 40 Page 80, Map Book 50 Page 3 and Deed Book 3918 Pages 73-76 (Attachment 1), are located near the intersection of US HWY 117 and Anderson Rd (SR 1315) in the Union Township. The properties may be further identified by Pender County PINs 3313-88-8748-0000, 3313-99-5261-0000, 3313-79-6117-0000 and 3313-98-3668-0000.

The minimum acreage to rezone to RP, Residential Performance zoning district is five (5) acres. As these parcels are in an assemblage comprising of approximately 65.56 acres the request meets the minimum acreage for rezoning per Section 4.14 Zoning District Dimensional Requirements of the Pender County Unified Development Ordinance, for the RP, Residential Performance zoning district. Additionally, the subject properties meet the requirement of Pender County Unified Development Ordinance Section 4.14.3 as they are adjacent to properties that are currently zoned RP, Residential Performance zoning district to the south of one of the parcels and to the north of another subject property.

The subject properties meet the minimum lot size of 15,000 square feet as the smallest existing property in this request is approximately 1.5 acres.

Access

As shown on the aerial, the westernmost tract has direct access to Anderson Rd. (SR 1315) to the south and direct access to US HWY 117 to the east. The largest parcel to the west of US HWY 117 has direct access to US HWY 117. One of the outparcels to the northwest has direct access on US HWY 117 and the second outparcel to the southwest has a thirty (30) foot access easement recorded for access to US HWY 117 (Attachment 1).

Utilities

The properties have access to Pender County public water along US HWY 117. The larger parcels in this request are currently vacant and undeveloped. Both outparcels to the west have a private waste water disposal method, the properties cannot be used for building development, unless an approved waste water disposal method has been approved and permitted by the Pender county Environmental Health Department or the appropriate State Agency.

Proximity to Municipal Corporate Limits

The subject properties are directly adjacent to the incorporated area of Watha, as well as, near the extraterritorial planning jurisdiction of the Town of Watha. The 2010 Comprehensive Land Use Plan Policy 1A.1.1 encourages; development in and around municipal corporate limits and other developed areas within the County to yield a more compact pattern of development that will reduce suburban/rural sprawl.

EVALUATION

This Zoning Map Amendment request has been evaluated for compliance with the Pender County Unified Development Ordinance and the 2010 Pender County Comprehensive Land Use Plan, as well as the existing land uses and zoning classifications in the surrounding area. The Zoning Map Amendment does not conflict with any existing policies, land uses, or zoning classifications.

3.3.8 Review Criteria for Rezoning

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

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

2010 Comprehensive Land Use Compliance

The 2010 Comprehensive Land Use Plan designates the subject properties as "Suburban Growth." 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, un-incorporated areas of the County. Suburban Growth designates areas where public water and public sewer are available or are planned in the near future. Uses that would typically be allowed in Suburban Growth areas include medium-high density residential (single-family site-built and modular homes); limited non-residential uses (commercial, office, or public/institutional) that meet locational criteria. Locational criteria for non-residential uses include frontage and access to a major State highway or secondary road, location at a major intersection, proximity to similar uses, and spatial separation from non-compatible uses such as existing residential development

This Zoning Map Amendment request is consistent with one (1) goal and three (3) policies of the 2010 Comprehensive Land Use Plan and potentially conflicts with one policy. The following goals and policies within this plan may be relevant to support the proposed Zoning Map Amendment:

Growth Management Goal 1A.1: Manage the physical growth and development of Pender County by promoting more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the predominant rural lifestyle and coastal environment that makes the County a unique place to live.

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

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

Policy 1A.1.5: 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.

This Zoning Map Amendment proposal potentially is not consistent with:

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

Unified Development Ordinance Compliance

This is a general use rezoning, which will allow all uses permitted by-right in the RP, Residential Performance zoning district as shown in Section 5.2.3 Permitted Use Table of the Pender County Unified Development Ordinance. According to Section 4.7.2 of the Pender County Unified Development Ordinance, the RP, Residential Performance zoning district is intended to allow a variety of residential uses and densities as well as limited commercial activities and agritourism. Existing or new agricultural and farm uses shall be allowed on undeveloped land prior to development. The RP, Residential Performance zoning district shall meet the following general standards:

- 1) Buildings on the periphery of a Residential Performance Development shall be setback no less than twenty (20') feet from the adjoining property line. Additional buffers may be required based on the adjacent land use. See buffer chart in Section 8.2.6.
- 2) All undivided areas within the development (other than street rights-of-way, parking, and structures) shall be designated as open space as defined in Appendix A Definitions and Article 8. Such open space shall be offered to the public or encumbered for the perpetual benefit of the residents.
- 3) Private streets will be permitted in Performance Residential Developments; however, dedication of public streets and utility easements shall be required if such are indicated on the official plans as adopted by Pender County or any municipality if it is determined by the County Planning Board.
- 4) When a development proposal is submitted under this Article, it shall be processed as a Master Plan.
- 5) Projects proposing less than ten (10) lots shall be submitted as one phase and must be contiguous when submitted for final plat.
- 6) A homeowners association shall be established and kept continuously active, for the maintenance of open and private spaces and stormwater runoff, along with any private water, sewer or roads, when warranted.
- 7) All requirements of Article 9 Flood Damage Prevention must be met.
- 8) Any land designated as usable open space shall be used in calculating the density for a proposed development.
- 9) Buffer strips shall be required and maintained by the Homeowner's Association.
- 10) All preliminary plans shall provide the approximate delineation of Corps of Engineers Section 404

Existing Zoning and Land Use

There are four (4) separate parcels requested as part of the Zoning Map Amendment.

The westernmost parcel (3313-79-6117-0000) is vacant and used for agriculture. This property is bordered to the North by Welsh Landing residential subdivision, to the East by a single family residential home with an existing business on the property, to the south by single family residential structures accessing directly on Anderson Road (SR 1315) and to the west by a vacant agricultural land and Interstate 40.

The parcels to the east of US HWY 117 (3313-88-8748-0000, 3313-99-5261-0000 and 3313-98-3668-0000) together are bordered to the west by US HWY 117, to the east of the Northeast Cape Fear River, to the south by the residential subdivision Three Cypress, to the north boarded by Riverview Memorial Park (cemetery) and a single family residential parcel with an existing business.

There are two existing residential structures on the subject properties to the east of US HWY 117. One structure accesses off Whitetail Lane (private) and the other has direct access to US HWY 117.

The existing zoning in the proximity of the requested Zoning Map Amendment is GB, General Business zoning district and some RP, Residential Performance zoning district for the aforementioned residential subdivisions; Welsh Landing and Three Cypress. To the west of the westernmost parcel is the Town of Watha.

Environmental Concerns

According to FEMA Flood Insurance Rate Map Number 3720331300J Panel 3313 and 3720332300J Panel 3323 (adopted February 16, 2007) a portion of the easternmost property is located within the AE Flood Zone, with the Northeast Cape Fear River being the flood source. The remaining areas of the properties are not located within any Special Flood Hazard Area (SFHA).

Additionally there may be navigable waters on this property requiring compliance with CAMA regulations managed by the Division of Coastal Management. Areas of the subject properties may contain wetlands and would need to be verified before any land disturbing activities take place.

Public Notifications

Public notice of the proposal for map change has been advertised in the Pender-Topsail Post and Voice. Adjacent property owners have been given written notice of the request, and a sign has been placed on the subject properties. Prior to any development on the subject properties, all necessary local, state, and federal permits would be required.

RECOMMENDATION

The application consists of a general use rezoning of four (4) tracts totaling approximately 65.56 acres from GB, General Business zoning district to RP, Residential Performance zoning district. As submitted, the request complies with all criteria set forth in Section 3.3.8 Review Criteria for Rezoning of the Pender County Unified Development Ordinance and is consistent with one (1) goal and three (3) policies of the 2010 Comprehensive Land Use Plan and potentially conflicts with one policy. Therefore, the Administrator is respectfully recommending approval of the request as described.

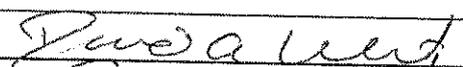
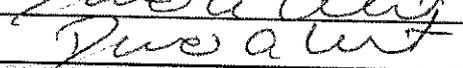
BOARD ACTION FOR REZONING REQUEST

Motion: _____ Seconded: _____

Approved: _____ Denied: _____ Unanimous: _____

Williams: ___ McClammy: ___ Fullerton: ___ Baker: ___ Edens: ___ Marshburn: ___ Nalee: ___

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA 11460	Date	8-19-15
Application Fee	\$ 1105.60	Receipt No.	152135
Pre-Application Conference	8-19-15	Hearing Date	¹⁰⁻¹³ PB 10-6 Bocc 11-23
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	David A. West	Owner's Name:	Same
Applicant's Address:	9090 US Hwy 117 N	Owner's Address:	Same
City, State, & Zip	Watha, NC 28478	City, State, & Zip	Same
Phone Number:	910-271-0757	Phone Number:	Same
Legal relationship of applicant to land owner: Self			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3313-88-8748-0000 3313-99-5261-0000 3313-79-6117-0000 3313-98-3668-0000	Total property acreage:	65.56
Current Zoning District:	GB	Proposed Zoning District:	Residential (RP)
Project Address:	Watha Hwy 117 & Anderson Rd.		
Description of Project Location:			
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	8-17-15
Owner's Signature		Date:	8-17-15
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable. 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda. 			

Rezoning/Zoning Map Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form						
<input checked="" type="checkbox"/>	Application fee						
<input checked="" type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings and tax abstract, all adjacent property owners, including property owners directly across any road or road easement, and owners of the property under consideration for rezoning.						
<input checked="" type="checkbox"/>	Two (2) business size envelopes legibly addressed with first class postage for each of the adjacent and abutting property owners on the above list.						
<input checked="" type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.						
<input checked="" type="checkbox"/>	18 (11"x17") map copies to be distributed to the Planning Board						
<input checked="" type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners						
<input checked="" type="checkbox"/>	Digital (.pdf) submission of all application materials						
<input checked="" type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.						
Office Use Only							
<input checked="" type="checkbox"/>	<table style="width: 100%; border: none;"> <tr> <td style="border: none;">ZMA Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)</td> <td style="border: none; text-align: right;">Total Fee Calculation: \$ <u>1105.60</u></td> </tr> </table>	ZMA Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)	Total Fee Calculation: \$ <u>1105.60</u>				
ZMA Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)	Total Fee Calculation: \$ <u>1105.60</u>						
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:		Check:			
		<input type="checkbox"/> Master Card <input checked="" type="checkbox"/> Visa <u>1130</u>		<input type="checkbox"/> Check # _____			
Application received by:	<i>Anela H. Cij</i>					Date:	<u>8-19-15</u>
Application completeness approved by:	<i>Anela H. Cij</i>					Date:	<u>8-19-15</u>
Dates scheduled for public hearing:							
<input checked="" type="checkbox"/> Planning Board: 10-6-15 <u>10-13-15</u>							
<input checked="" type="checkbox"/> Board of Commissioners: <u>11-23-15</u>							

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

Dear Planning,

I am wanting to move an existing mobile home that is on my property to another piece of my property. After doing so I am wanting to sell the pc. of land that the mobile home is on ~~now~~ and sell it. The new zoning will not allow me to do this. I would like to rezone from GB to RP

David Allred

Owner

3313-89-2147-0000
3313-79-6117-0000

4/27/11 INT JB

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

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier No. 3313-89-2147-0000 and 3313-79-6117-0000

This instrument was prepared by: Robert C. Kenan, Jr., Attorney at Law, P.O. Box, Burgaw, NC 28425

Brief description for the Index:

THIS DEED made this 27th day of April, 2011, by and between

GRANTOR

JULIA CARR WEST (Divorced)
also known as
JULIA CARR SHEEHAN
2375 Anderson Road
Watha, North Carolina 28478

GRANTEE

DAVID A. WEST (Married)
9090 U.S. Highway 117 North
Watha, North Carolina 28478

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

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

WITNESSETH, that the Grantor, for natural love and affection received from Grantee, the adequacy and sufficiency of which is hereby acknowledged by Grantor, has and by these presents does grant and convey unto the Grantee in fee simple, all those certain lots or parcels of land situated in the Union Township, Pender County, North Carolina and more particularly described as follows:

TRACT ONE:

Being all of Lot 1 as it appears upon a map of survey for Julia Carr West dated October 28, 2003, and recorded in Map Book 36, Page 94, of the Pender County Registry, reference to which is hereby made for a more accurate and complete description.

TRACT TWO:

Attachment 1

Located in Pender County, North Carolina, beginning at a stake in the center of the Long Creek public road (this being that public road that leads from U.S. Highway 117, by C. T. Carr's residence to Watha, Carr's corner, this same stake beginning corner being in line with an old ditch on the northwesterly side of the aforesaid public road and from this beginning corner as located running thence as follows:

1. With the aforesaid old ditch, the same being Carr's line as located by the following calls: North 35 degrees 20 minutes West 597 feet and North 37 degrees 50 minutes West 786 feet to a stake;
2. Thence leaving Carr's line and running to and with the center of a ditch North 71 degrees 15 minutes East 981 feet to a stake;
3. Thence leaving the aforesaid ditch and running South 38 degrees 26 minutes East 415 feet to a stake in the center of another old ditch;
4. Thence with the center of this aforesaid other ditch points on or beside which are located by the following calls: North 55 degrees 4 minutes East 287 feet and North 32 degrees 22 minutes East 17 feet to a stake;
5. Thence North 77 degrees 12 minutes East 16 feet to a stake in the westerly edge of the pavement (24 feet wide) of U. S. Highway 117;
6. Thence with the aforesaid westerly edge of the pavement of U.S. Highway 117, South 12 degrees 48 minutes East 415 feet is the center of the above mentioned Long Creek public road;
7. Thence with the aforesaid Long Creek public road, the same being Currie T. Carr and wife, Elizabeth M. Carr's line, South 39 degrees 4 minutes West 1132 feet to the point of beginning containing 25-3/4 acres, more or less; same being a portion of the land conveyed to Minnie P. Harrell by deed as recorded in Book 90, at Page 307 of the Registry of Pender County, North Carolina.

All or a portion of the real property herein conveyed does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances,

2. Restrictions and/or easements of record, if any.
3. Pender County zoning ordinances.
4. Utility, roadway and other easements of record, if any.

Attachment 1

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Julia Carr West (SEAL)
Julia Carr West

STATE OF NORTH CAROLINA
COUNTY OF PENDER

I, Robert C. Kenan, Jr, a Notary Public of the aforesaid County and State do hereby certify that Julia Carr West (the "Signatory") personally appeared before me this day and acknowledged the execution of the foregoing instrument.

I certify that the Signatory personally appeared before me this day and (check one of the following and mark through all blank lines or spaces in the certificate)

I have personal knowledge of the identity of the Signatory; or
 I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one of the following):

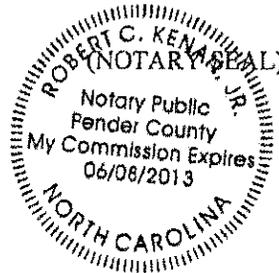
- a driver's license; or
- in the form of _____; or
- a credible witness has sworn to the identity of the Signatory.

The Signatory acknowledged to me that he/she voluntarily signed the foregoing instrument for the purpose stated and in the capacity indicated.

Witness my hand and official stamp or seal this the 27th day of April, 2011.

Robert C. Kenan, Jr
Notary Public
(Notary Public must sign exactly as on notary seal)

My Commission Expires: 6-8-2013



SATISFACTION OF SECURITY INSTRUMENT BY SECURED CREDITOR

The undersigned is now the secured creditor in the security instrument identified as follows:

Type of Security Instrument: Deed of Trust

Original Grantor(s): Douglas Hugh McDonald

Original Trustee: Graham A. Phillips, Jr.

Original Secured Party(ies): Julia Carr West

Recording Data: The security instrument is recorded in Book 1636, at Page 162 in the Office of the Register of Deeds for Pender County, State of North Carolina.

This satisfaction terminates the effectiveness of the security instrument.

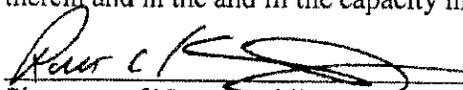
Date: April 27, 2011



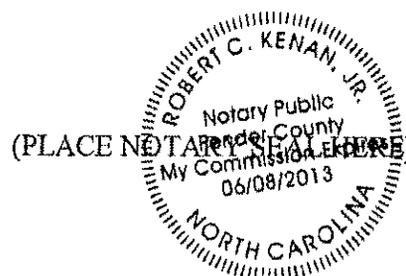
Julia Carr West
Secured Creditor

STATE OF NORTH CAROLINA
COUNTY OF PENDER

I, Robert C. Kenan, Jr., a Notary Public in and for the aforesaid County and State do hereby certify that Julia Carr West personally appeared before me this day 27th day of April, 2011, and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the and in the capacity indicated.



Signature of Notary Public



My Commission Expires: June 8, 2013.

- NOTES:
1. FEMA FLOOD MAP INFORMATION: FLOOD HAZARD INFORMATION: FLOOD INSURANCE RATE MAP (FIRM) AND FLOOD ZONING MAP (FZM) FOR FLOOD ZONE C AND FLOOD ZONE D. FIRM NO. 15080C0010E AND FZM NO. 15080C0010E. DATE: FEBRUARY 15, 1995.
 2. CORNER MARKS AS NOTED ON MAP.
 3. ALL DISTANCES ARE AGONOMETRIC FIELD MEASUREMENTS.
 4. ALL DISTANCES ARE COMPUTED BY THE COORDINATE METHOD.

APPROVED DATE: 10/14/05
 BY: [Signature]
 Pender County Planning Dept

Certificate of Approval by the Planning Director
 I hereby certify that the subdivision plat shown herein has been found to comply with the Pender County Subdivision Ordinance and is hereby approved for recording in the office of the Register of Deeds of Pender County, North Carolina.

Recording Director of Pender County
 STATE OF NORTH CAROLINA
 PENDER COUNTY

JOYCE M. SWICEGOOD
 3873-93-4006-0000
 10-14-05
 Date

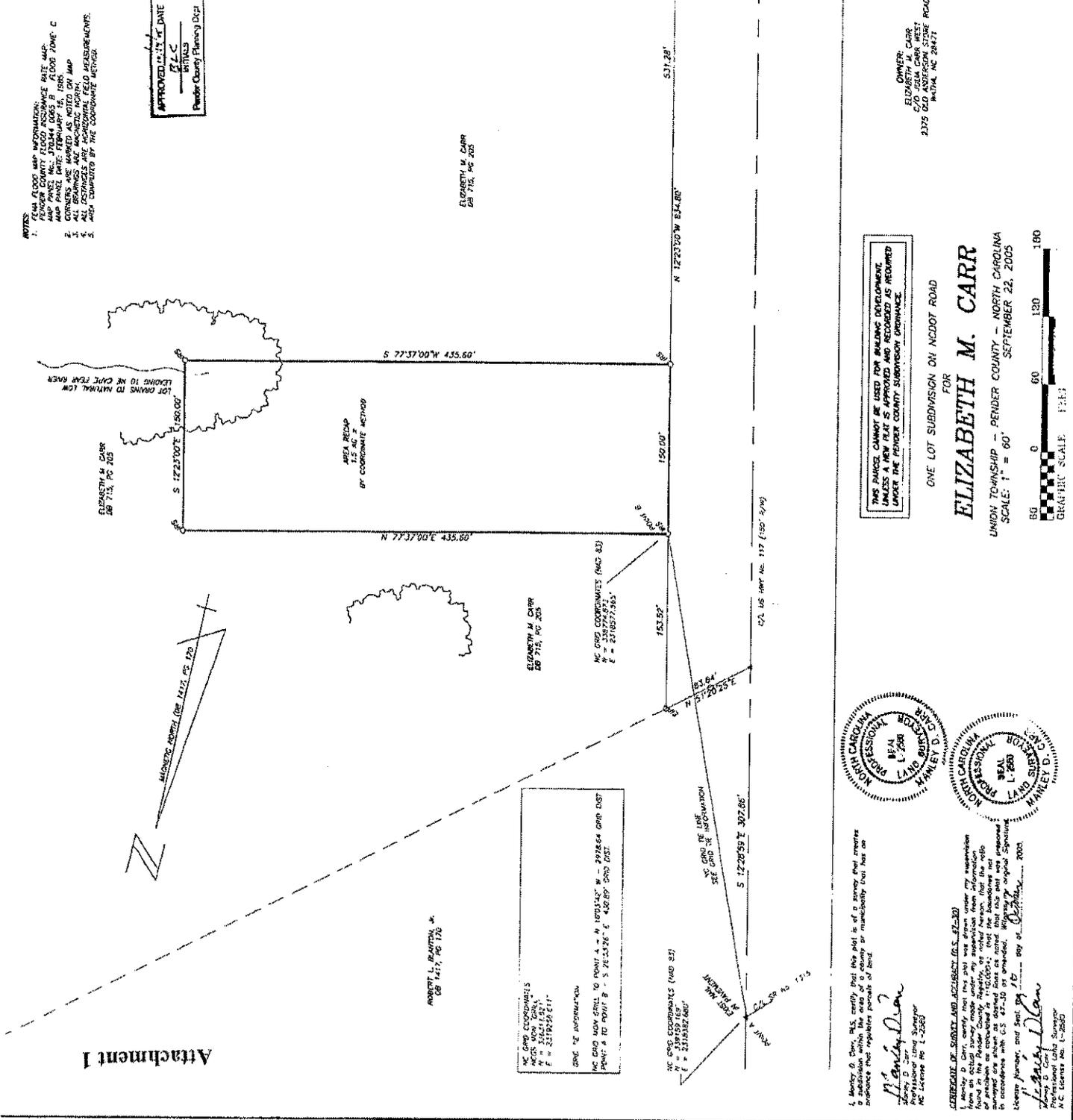
ELIZABETH M. CARR
 DB 716, NC 205

ELIZABETH M. CARR
 DB 716, NC 205

JOYCE M. SWICEGOOD
 3873-93-4006-0000
 10-14-05
 Date

ELIZABETH M. CARR
 DB 716, NC 205

Attachment I



THIS PARCEL CANNOT BE USED FOR BUILDING DEVELOPMENT UNLESS A NEW PLAT IS APPROVED AND RECORDED AS REQUIRED UNDER THE PENDER COUNTY SUBDIVISION ORDINANCE.

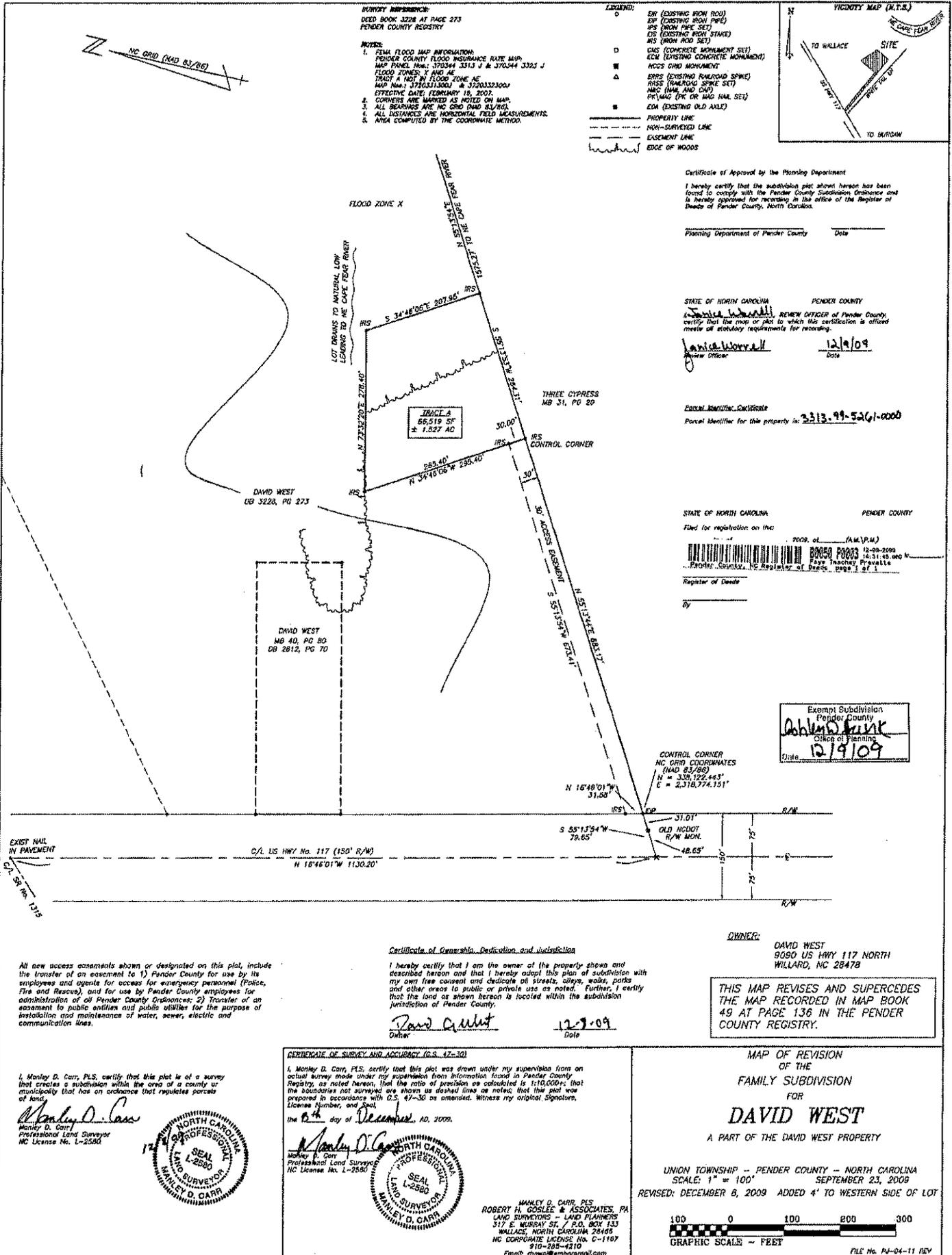
FOR
ELIZABETH M. CARR
 UNION TOWNSHIP - PENDER COUNTY - NORTH CAROLINA
 SCALE: 1" = 60'
 SEPTEMBER 22, 2005



I, Elizabeth M. Carr, PLS, certify that this plat is of a survey that creates a subdivision within the area of a county or municipality that has an ordinance that requires professional approval.

I, Joycem Swicegood, PLS, certify that this plat is of a survey that creates a subdivision within the area of a county or municipality that has an ordinance that requires professional approval.

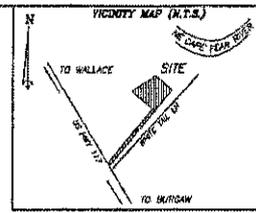
MB 40 PG 080 SL-541



SURVEY REFERENCE:
DEED BOOK 3228 AT PAGE 273
PENDER COUNTY REGISTRY

- NOTES:**
1. FEMA FLOOD MAP INFORMATION:
PENDER COUNTY FLOOD INSURANCE RATE MAP
MAP PANEL No.: 372344 3313 J & 370344 3322 J
FLOOD ZONES: 1 AND XE
TRACT A NOT IN FLOOD ZONE XE
MAP No.: 3720333001 & 3720333002
EFFECTIVE DATE: FEBRUARY 18, 2007.
 2. CORNERS ARE MARKED AS NOTED ON MAP.
 3. ALL BEARINGS ARE NC GRID (NAD 83/98).
 4. ALL DISTANCES ARE HORIZONTAL, FIELD MEASUREMENTS.
 5. AREA COMPUTED BY THE COORDINATE METHOD.

- LEGEND:**
- ER (EXISTING IRON ROD)
 - EP (EXISTING IRON PIPE)
 - SP (IRON PIPE SET)
 - ES (EXISTING IRON STAKE)
 - RS (IRON ROD SET)
 - CS (CONCRETE MONUMENT SET)
 - CM (EXISTING CONCRETE MONUMENT)
 - NCS GRD MONUMENT
 - ERS (EXISTING RAILROAD SPIKE)
 - RSS (RAILROAD SPIKE SET)
 - NAC (NAIL AND CAP)
 - PK (NAIL OR IRON NAIL SET)
 - COA (EXISTING OLD AXLE)
 - PROPERTY LINE
 - NON-SURVEYED LINE
 - EASEMENT LINE
 - EDGE OF WOODS



Certificate of Approval by the Planning Department
I hereby certify that the subdivision plot shown hereon has been found to comply with the Pender County Subdivision Ordinance and is hereby approved for recording in the office of the Register of Deeds of Pender County, North Carolina.

Planning Department of Pender County Date _____

STATE OF NORTH CAROLINA PENDER COUNTY
I, Janice Worrell REGISTER OFFICER of Pender County,
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.

Janice Worrell 12/9/09
Date

Parcel Identifier for this property is 3313.99-5261-0000

STATE OF NORTH CAROLINA PENDER COUNTY

Filed for registration on this _____ 2009, at _____ (A.M./P.M.)

00050 00003 12-09-2009 14:31:45.000
Pender County, NC Register of Deeds page 1 of 1

Register of Deeds
By _____

Exempt Subdivision
Robert D. Carr
Clerk of Planning
Date 12/9/09

Certificate of Ownership, Dedication and Jurisdiction

I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my own free consent and dedicate all streets, alleys, walks, parks and other areas to public or private use as noted. Further, I certify that the land as shown hereon is located within the subdivision jurisdiction of Pender County.

David West 12-9-09
Date

All new access easements shown or designated on this plot, include the transfer of an easement to 1) Pender County for use by its employees and agents for access for emergency personnel (Police, Fire and Rescue), and for use by Pender County employees for administration of all Pender County ordinances; 2) Transfer of an easement to public entities and public utilities for the purpose of installation and maintenance of water, sewer, electric and communication lines.

OWNER: DAVID WEST
9090 US HWY 117 NORTH
WILLARD, NC 28478

THIS MAP REVISES AND SUPERCEDES THE MAP RECORDED IN MAP BOOK 49 AT PAGE 136 IN THE PENDER COUNTY REGISTRY.

I, Manley D. Carr, PLS, certify that this plot is of a survey that creates a subdivision within the area of a county or municipality that has an ordinance that regulates parcels of land.

Manley D. Carr
Manley D. Carr
Professional Land Surveyor
NC License No. L-2580

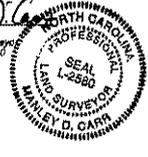


CERTIFICATE OF SURVEY AND ACCURACY (G.S. 42-30)

I, Manley D. Carr, PLS, certify that this plot was drawn under my supervision from an actual survey made under my supervision from information found in Pender County Registry, as noted hereon, that the ratio of precision as calculated is 1:110,000; that the subdivisions not surveyed are shown as dashed lines as noted; that the plot was prepared in accordance with G.S. 47-36 as amended. Witness my original signature, license number, and seal,

the 6th day of December, AD, 2009.

Manley D. Carr
Manley D. Carr
Professional Land Surveyor
NC License No. L-2580



MANLEY D. CARR, PLS
ROBERT H. GORLEE & ASSOCIATES, PA
LAND SURVEYORS - LAND PLANNERS
317 E. MURRAY ST., P.O. BOX 133
WALLACE, NORTH CAROLINA 28416
NC CORPORATE LICENSE No. C-1107
910-285-4210
Email: mrc@rhgorlee.com

MAP OF REVISION
OF THE
FAMILY SUBDIVISION
FOR
DAVID WEST
A PART OF THE DAVID WEST PROPERTY

UNION TOWNSHIP - PENDER COUNTY - NORTH CAROLINA
SCALE: 1" = 100' SEPTEMBER 23, 2009
REVISED: DECEMBER 8, 2009 ADDED 4' TO WESTERN SIDE OF LOT



FILE No. PA-04-11 REV



Applicant:
David A. West

Owner:
David West et al

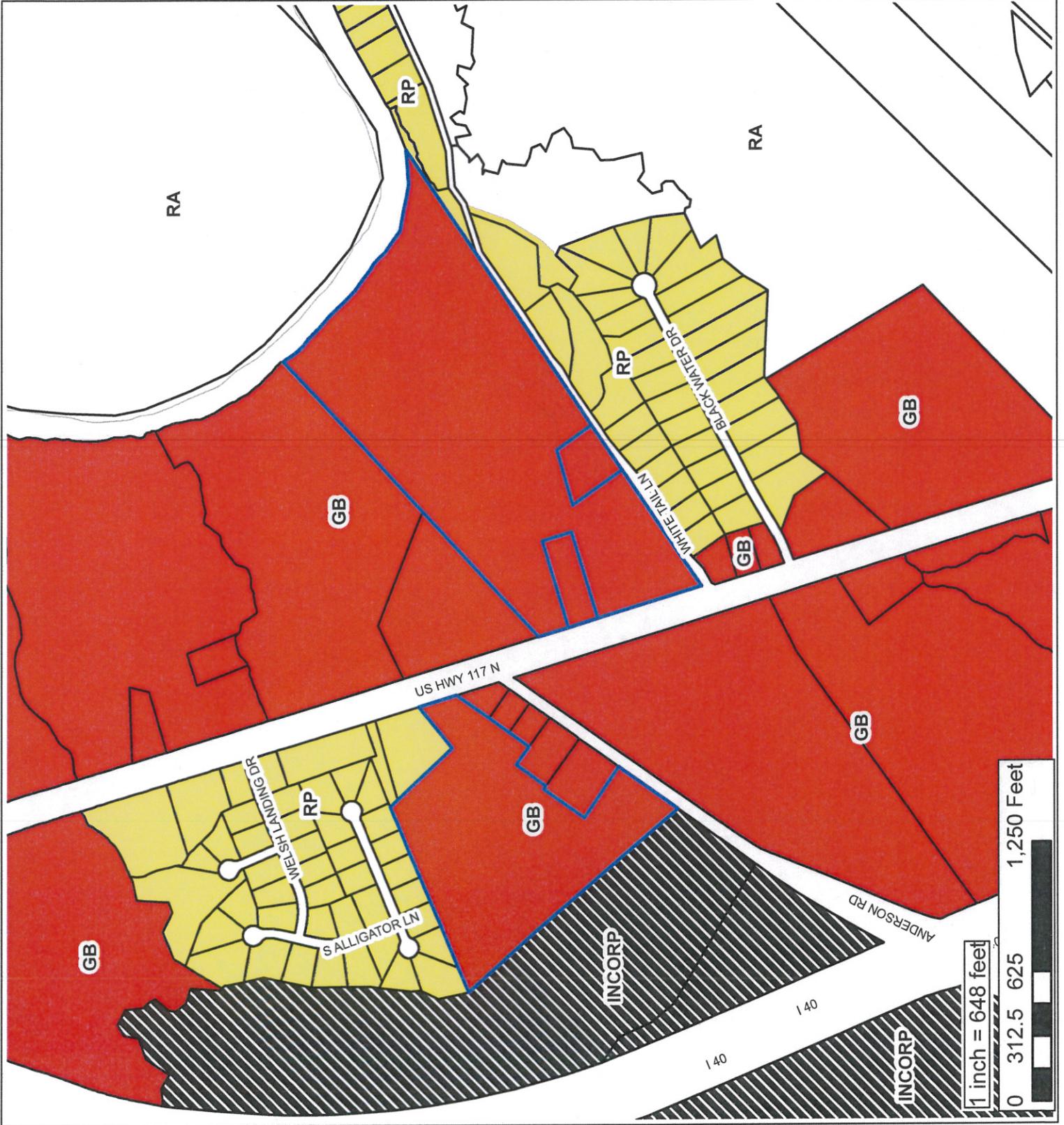
General Zoning
Map Amendment

Case Number:
11460

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



Current Zoning





Applicant:
David A. West

Owner:
David West et al

**General Zoning
Map Amendment**

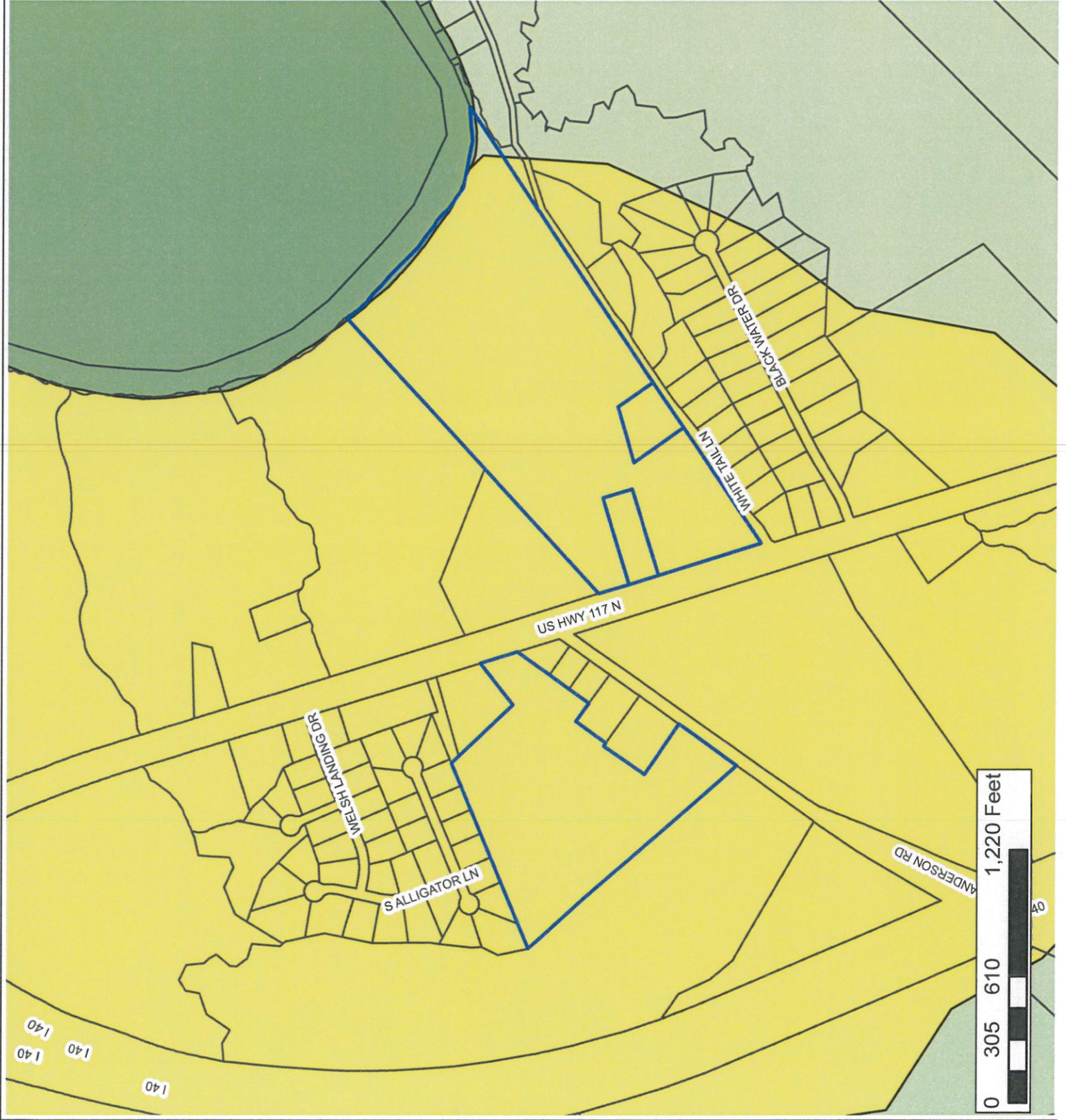
Case Number:
11460

Legend

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



Future Land Use





Applicant:
David A. West

Owner:
David West et al

**General Zoning
Map Amendment**

Case Number:
11460

Legend

-  BUSINESS
-  CEMETERY
-  CHURCH
-  COMMUNICATION TOWER
-  HOUSE
-  SINGLE-WIDE TRAILER
-  Subject Property



2012 AERIAL





Applicant:
David A. West

Owner:
David West et al

**General Zoning
Map Amendment**

Case Number:
11460

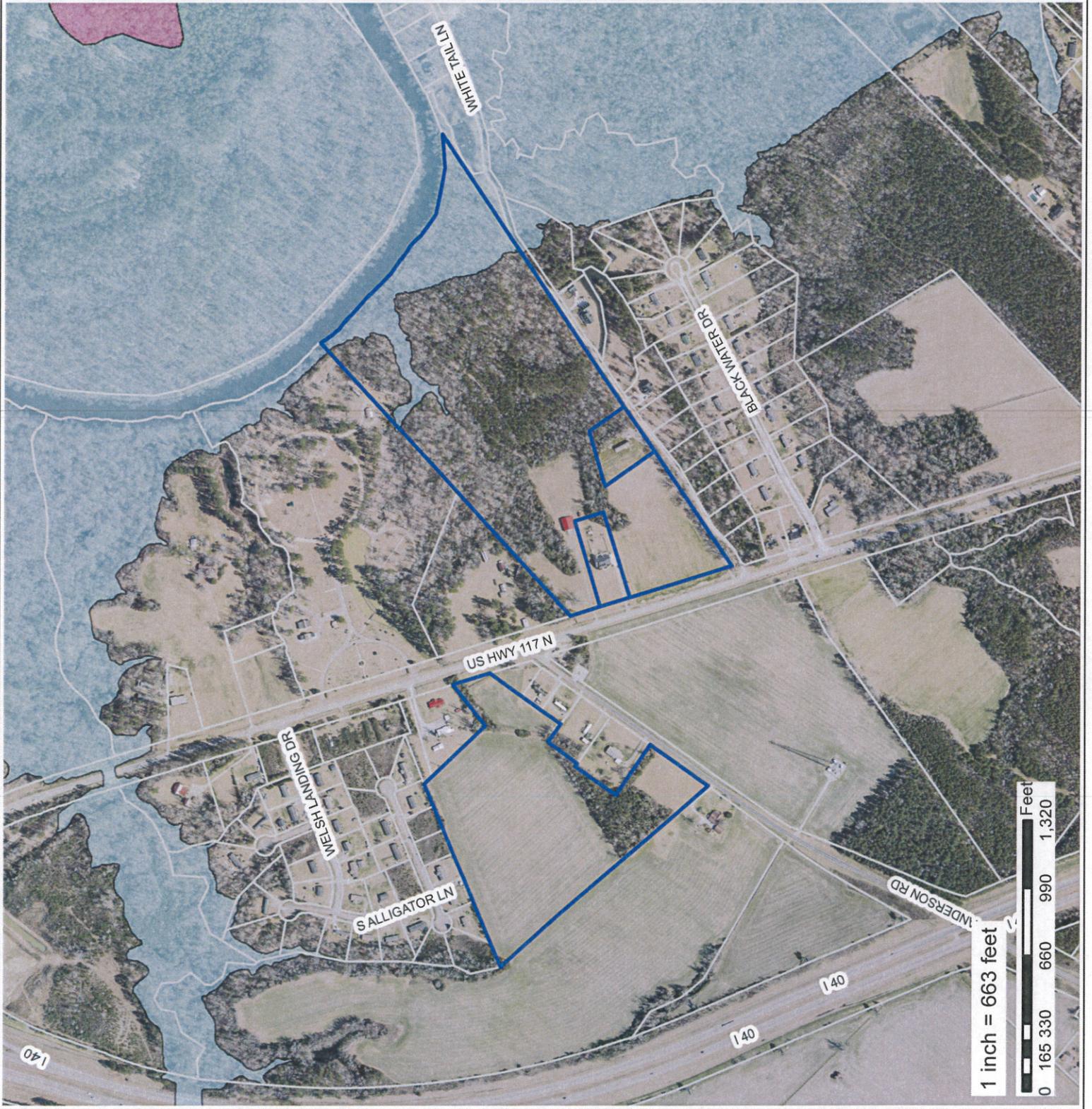
Subject Property


Flood Hazard Areas

-  A
-  AE
-  AEFW
-  SHADED X
-  VE



Flood Zones





Applicant:
David A. West

Owner:
David West et al

General Zoning
Map Amendment

Case Number:
11460

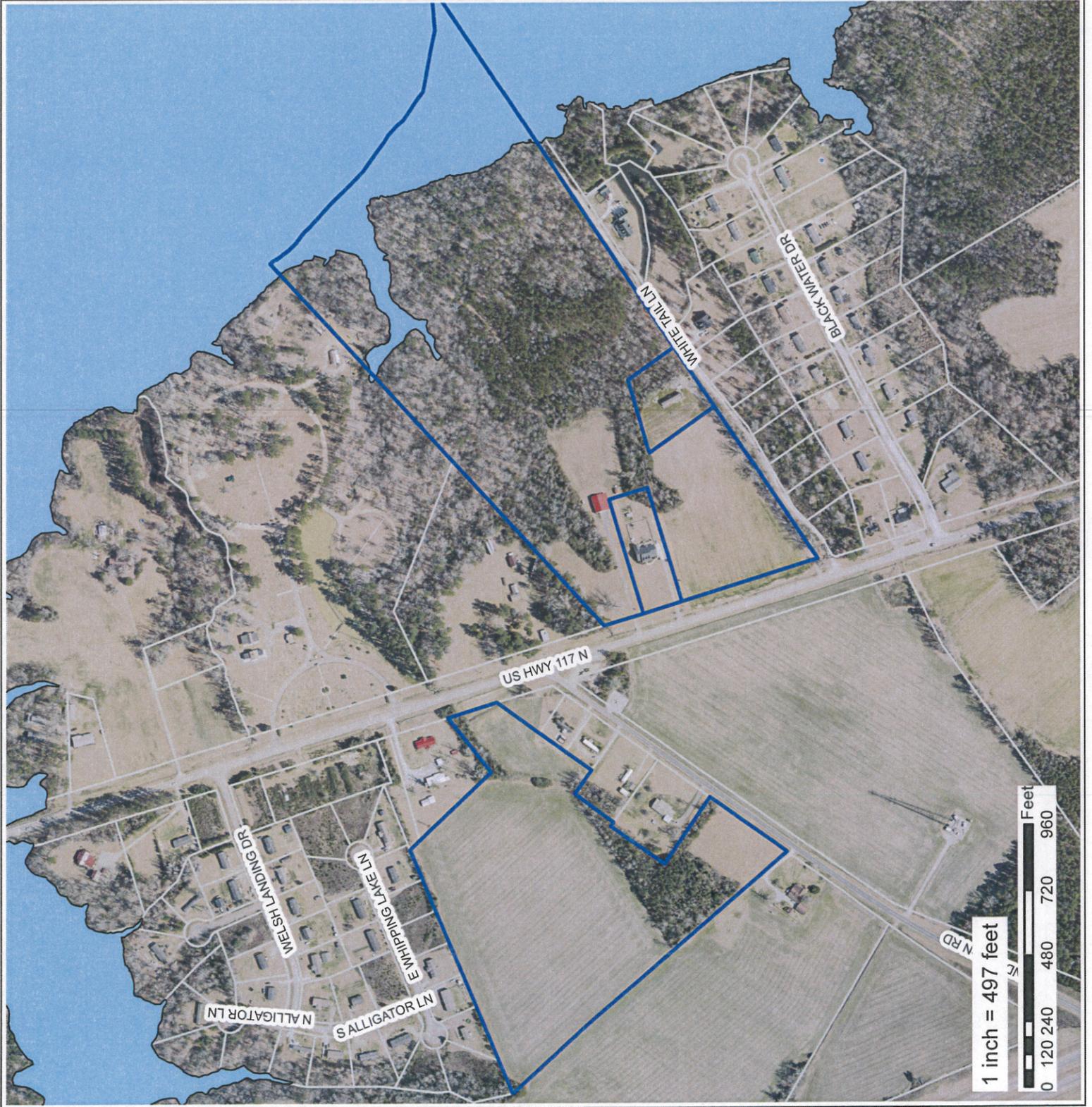
 Subject Property

Preliminary Flood Zones

-  A
-  AE
-  AO
-  VE



Preliminary
Flood Zones



**PLANNING STAFF REPORT
ZONING TEXT AMENDMENT**

SUMMARY:

Hearing Date: October 13, 2015 Planning Board
October 26, 2015 Board of Commissioners
Applicant: Pender County
Case Number: 11446

Text Amendment Proposal: Pender County, applicant, is requesting the approval of a Zoning Text Amendment to the Pender County Unified Development Ordinance to amend Sections 8.1.2 and 8.2.2 to revise the requirements for buffer location and applicability. Additionally, to amend Section 7.6 to allow for cluster boxes as a permitted use in dedicated open space, Appendix A; Definitions to add Addressing Coordinator and Appendix D; Typical Forms and Surveyor Notes, to include Addressing Coordinator approval on Final Plat.

Background: The Zoning Text Amendment proposal is the result of a discussion about buffer requirements between a property owner and Planning Staff in attempt to provide alternatives to current landscaping and buffer standards that might be burdensome. Additionally, the Geographic Information System (GIS) Division is a new division within the Planning and Community Development Department and within this division addressing services are provided. Two Ordinances administered by the Addressing Coordinator in coordination with Emergency Services are; the Addressing and Display Ordinance and the Road Naming Ordinance. As these positions work closely with Planning Staff toward compliance on various development proposals there are several updates to the Pender County Unified Development Ordinance which will improve customer service and more clearly identify steps for approval.

RECOMMENDATION

The Administrator respectfully recommends approval of the Zoning Text Amendment to the Unified Development Ordinance as described in this report, as it is consistent with the Unified Development Ordinance and one (1) goal and three (3) policies within the 2010 Pender County Comprehensive Land Use Plan.

AMENDMENT DESCRIPTION

Buffering

The Zoning Text Amendment is offered in effort to provide greater flexibility of required buffers for landowners and/or developers whose proposed use on a site is relatively small compared to the overall size of the site. This application is a result of a discussion with a property owner who contacted the Planning office with a concern that a relatively small, new use on his site would trigger the requirement to install a landscaped buffer (specified in Section 8.2.6) around the entire perimeter of the relatively large site, potentially becoming cost prohibitive.

As defined in Section 8.2.1, 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."

Currently, if a new use or building is proposed on a site, buffers may be required per Section 8.1.2. The buffers, regardless of the area being developed on the site, are required to be located along the entire perimeter of the

parcel. If the parcel is large, it may become unreasonable to require a buffer around the entire site, because significant cost may be added to the project for the landowner and/or developer.

The first portion of the proposed Zoning Text Amendment amends Section 8.1.2 to clarify the applicability of the requirement of landscaping and buffering when a new use is introduced or an existing use is expanded on site. The second portion of the proposed Zoning Text Amendment amends Section 8.2.2 to add an exception to the required buffer location, providing an alternative from the current requirement that a buffer be located within the outer perimeter of a lot or parcel. The new exception would allow the buffer on a site five (5) acres or larger to be located within the outer limit of disturbance of the use. This proposal alleviates potentially cost-prohibitive and burdensome buffer requirements of the Unified Development Ordinance.

The specific Unified Development Ordinance text to be amended is attached as Exhibit 1.

Addressing

The second portion of the Zoning Text Amendment is to include the Addressing Coordinator as a required signatory on a residential subdivision Final Plat for recordation at the Register of Deeds. By formally including the Addressing Coordinator in this approval, all roadway arrangements, connections and road names are finalized with Emergency Services. The Addressing Coordinator is a part of the TRC to provide comments to the applicant in the preliminary development phases and a required signature on the Preliminary Plat. An additional signature line on the Final Plat will provide assurance that road names have been reviewed and are in compliance limiting potential safety issues in the future mainly by eliminating the potential for duplicate road names to be issued. This addition will be in Appendix D; Typical Forms and Surveyor Notes.

The definition of Addressing Coordinator is required to Appendix A; Definitions of the Unified Development Ordinance. The Road Naming Ordinance defines Addressing Coordinator as; the official charged with administration of this ordinance including their authorized representatives. The Addressing Coordinator shall be defined as; Individual, including their authorized representatives, charged with the administration of the road naming and addressing guidelines along with the coordination of the E-911 Operations Director.

Finally, this Zoning Text Amendment includes a portion to allow for cluster boxes to be identified as a permitted use in dedicated open space within a development. After meeting with representatives from the US Postal Services, individual mailbox locations at residences and commercial office parks are no longer permissible in an effort to increase efficiency. The Amendment is to allow for these structures to be designed in open space and outside of the identified NCDOT right of way. This would allow developers to design cluster box locations, especially for ingress and egress at the preliminary development stages rather than as they are working with the Postal Service for mail services after the development is finalized. This amendment would be accommodated in the text in Section 7.6 Open Space.

The specific Unified Development Ordinance text to be amended is attached as Exhibit 2.

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

Appendix A of the Ordinance defines buffer as an open area used to separate one use from another. Section 8.1.1.F states a portion of the intent of landscaping and buffering: buffer and landscape trees and other plants also help reduce noise from auto traffic, glare from auto and other lights and help collect and reduce litter from reaching adjacent properties. This text amendment attempts to advance the public health, safety and welfare by being consistent with Appendix A and Section 8.1.1.F of the Unified Development Ordinance.

In an effort to provide efficient customer service and development approvals, Planning Staff is proposing to the Addressing Text Amendment items discussed, which are consistent with public health, safety and welfare.

2010 Comprehensive Land Use Plan Compliance:

There are no conflicting policies within any adopted land use documents for the proposed Zoning Text Amendment. This Zoning Text Amendment request is consistent with one (1) goal and three (3) policies of the 2010 Comprehensive Land Use Plan and conflicts with none. The following goals and policies within the plan may be relevant to the proposed Zoning Text Amendment:

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

Emergency Services Goal 2E.1 Ensure adequate response times and capabilities of Sheriff, Police, Fire and Emergency Medical Services.

Policy 2E.1.1 Coordinate plans for Emergency Services, Fire and Emergency Medical Service facilities with the Comprehensive Land Use Plan, Transportation Plan and Metropolitan Planning Organization requests for Transportation Improvement Program funding.

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

RECOMMENDATION

The Administrator respectfully recommends approval of the Zoning Text Amendment to the Unified Development Ordinance as described in this report, as it is consistent with the Unified Development Ordinance and one (1) goal and four (4) policies within the 2010 Pender County Comprehensive Land Use Plan.

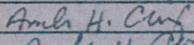
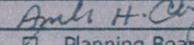
BOARD ACTION FOR ZONING TEXT AMENDMENT

Motion: _____ **Seconded:** _____

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

Williams: ___ McClammy: ___ Fullerton: ___ Baker: ___ Edens: ___ Marshburn: ___ Nalee: ___

APPLICATION FOR TEXT AMENDMENT

THIS SECTION FOR OFFICE USE			
Application No.	ZTA 11440	Date	7-17-15
Application Fee	\$ NA	Receipt No.	NA
Pre-Application Conference	NA	Hearing Date	PB: 9-1-15 BOC: 9-28-15
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Pender County		
Applicant's Address:	805 South Walker Street		
City, State, & Zip	Burgaw, NC 28425		
Phone Number:	910-259-1202		
SECTION 2: UDO TEXT TO BE AMENDED			
Current Text to be Amended (Please site accurate Article number referenced):			
Section 8.1.2 and 8.2.2			
Proposed Text to be added:			
Refer to Exhibit 1			
SECTION 3: SIGNATURE			
Applicant's Signature			Date: 7/17/2015
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		
NA <input type="checkbox"/>	Application fee		
NA <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 type="checkbox"/> ZTA Fees: \$250 NA		Total Fee Calculation: NA	
Payment Method:	Cash:	Credit Card:	Check:
NA	<input type="checkbox"/> \$ _____	<input type="checkbox"/> Master Card <input type="checkbox"/> Visa	<input type="checkbox"/> Check # _____
Application Received By:			Date: 7-17-15
Application completeness approved by:			Date: 7-17-15
Dates Scheduled for Public Hearings:	<input checked="" type="checkbox"/> Planning Board: 9-1-15	<input checked="" type="checkbox"/> BOC: 9-28-15	

Print Form

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

TEXT AMENDMENT

A request to amend the text of this Ordinance may be initiated by the County Commissioners, Board of Adjustment, Planning Board, Administrator, or a citizen of Pender County.

Approval Criteria (Section 3.18.5)

In evaluating any proposed ordinance text amendment, the Planning Board and the County Commissioners shall consider the following:

- a. The extent to which the proposed text amendment is consistent with the remainder of the Ordinance, including, specifically, any purpose and intent statements;
- b. 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;
- c. Whether or not the proposed text amendment corrects an error in the Ordinance; and
- d. Whether or not the proposed text amendment revises the Ordinance to comply with state or federal statutes or case law.
- e. In deciding whether to adopt a proposed Ordinance text amendment, the central issue before the County Commissioners is whether the proposed amendment advances the public health, safety or welfare and is consistent with any adopted County Land Use Plan documents, the CAMA Land Use Plan, and the specific intent of this Ordinance.

Action by the Planning Board

1. Before making any recommendation on a text amendment, the Planning Board shall consider any recommendations from the Administrator and shall conduct a public hearing where interested parties may be heard.
2. The Planning Board shall make a recommendation based on the approval criteria.
3. The Planning Board shall make its recommendation following the initial public hearing.

Action by County Commissioners

1. Before taking action on a text amendment, the County Commissioners shall consider the recommendations of the Planning Board and Administrator and shall conduct a public hearing.
2. The County Commissioners shall make a decision based on the approval criteria.
3. Following the public hearing, the County Commissioners may approve the text amendment, deny the amendment, or send the amendment back to the Planning Board or a committee of the County Commissioners for additional consideration.

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

8.1.2 Applicability

The landscaping and buffering requirements found in this Article shall apply to all development within Pender County with the exception of bona fide farming activities, properties listed on the National Register of Historic Places (NRHP) and residential development of one housing type in the Residential Performance Districts. Developments attempting to qualify for the National Register of Historic Places exemption must provide a copy of the National Parks Service listing, along with a narrative briefly requesting the aforementioned relief and how the landscaping standards would conflict with the historic significance of the property. Landscaping and buffer requirements shall apply in all business, planned development, industrial, and non-residential uses in other zoning districts when:

- A. A new principle structure is built; or
- B. An existing principal structure is expanded sufficiently to increase its interior square footage by fifty percent (50%) or more, in any one or more expansions; or
- C. An existing use is expanded sufficiently to increase its square footage by fifty percent (50%) or more, in any one or more expansions; or
- D. A change in use from residential related to office, service, commercial or industrial, or from office, service or commercial to industrial; or
- E. In any residential development with two or more types of housing development;
- F. A use is discontinued on a site for a consecutive period of one hundred eighty (180) days per Section 10.3.4 and a new use is proposed;

8.2.2 Location

Buffers shall be located within the outer perimeter of a lot or parcel, parallel to and extending to the lot or parcel boundary line. Buffers shall not be located on any portion of an existing, dedicated or reserved public or private street or right-of-way. Buffers may be located and constructed within any required setback.

Exception: When landscaping and buffer requirements shall apply per Section 8.1.2 and when a site is five (5) acres or larger, the required buffer may be located within the outer perimeter of the limit of disturbance of the project area on the lot or parcel. If the limit of disturbance is expanded, the buffer shall be adjusted accordingly.

7.6 OPEN SPACE

7.6.1 Requirements

- A. Every Subdivider of land for residential purposes shall dedicate a portion of such land, as set forth herein, for the purpose of providing, active and passive recreation areas to serve the residents of the immediate neighborhood within the subdivision.
- B. Open Space Areas Can Be Defined By Active Or Passive Open Space As Follows:
 - 1) Active Open Space consists of areas such as park land chosen without regard to natural features for the explicit purposes of enhancing design, such as village commons, or providing space for outdoor recreation activities which may include, but not be limited to, cluster boxes, tennis courts, ball fields, swimming pools, and tot lots with play equipment.
 - 2) Passive Open Space areas must consist of undisturbed, unique and sensitive natural features when available, that may include streams, floodplains, wetlands (excluding tidal marsh) conservation resources, and natural heritage areas if identified. These natural spaces will be characterized by undisturbed soils and natural vegetative cover for wildlife habitat. Passive Open space may become part of designated County greenways. Amenities such as walking paths, piers, picnic areas and other passive recreational uses will be allowed with minimal disturbance of the vegetation.
- C. Required Open Space: All new residential subdivisions shall provide open space in the amount of 0.03 acres per dwelling unit within the subdivision. No more than 50% of the required open space shall be designated as passive open space. 50% or more of the required open space shall be designated as active open space.
- D. Exemptions to Open Space
 - 1) Density calculations of a development that is one unit per acre or greater in the RP and RA Zoning Districts.
 - 2) Developments consisting of 10 units or less.
- E. Standards for Park, Recreation and Open Space Areas: Except as otherwise approved by the Planning Board, all park, recreation and open space areas shall meet the following criteria:
 - 1) Unity: The dedicated land shall form a single parcel of land, whether or not the subdivision is developed in phases or sections, except where it is determined by the appropriate governing body, that 2 or more parcels would be in the best interests of the residents of the subdivision and the public; and in such case, the appropriate governing body, may require that such parcels be connected.
 - 2) Shape: The portion of dedicated land to be used for active recreation shall be of such a shape to be usable for active recreational facilities including but not limited to tennis courts, racquetball courts, swimming pools, exercise rooms, clubhouses, athletic fields, basketball courts, swings, slides and play apparatus.
 - 3) Greenways: If open space is a greenway, the land shall be a continuous linear parcel through the subdivision of at least 30 feet in width.
 - 4) Location: The dedicated land shall be located so as to reasonably serve the recreation and open space needs of residents of the immediate neighborhood within the

subdivision for which the land dedication is made and can be combined with an adjacent park.

- 5) Access: All dwelling units in the subdivision shall have suitable, safe, and convenient ingress and egress to and from the park, recreation and open space areas provided within the development by means of improved streets or dedicated walkways. Rights-of-way for such access shall be shown on the preliminary plans and final plats.
- 6) Required Stormwater Detention/Retention Facilities: Required stormwater detention/retention facilities shall not be accepted to fulfill the requirements set forth by this Section. However, the County may allow significant natural water bodies (SNW's) such as lakes and streams to be counted as qualifying active open space provided that public ancillary features such as docks, piers, launching facilities, or paddle trails, or other aquatic amenities are provided. Such facilities shall be reviewed and approved by appropriate state agencies and the Planning Board at the time of Master Plan approval.
- 7) Landscaping: Park, recreation and open space areas which include amenities such as tennis courts, racquetball courts, swimming pools, exercise rooms, clubhouses, athletic fields, basketball courts, swings, cluster boxes, etc. shall be landscaped and shall be provided with sufficient natural or manmade screening or buffer areas to minimize any negative impacts upon adjacent residences
- 8) Encroachments: The park, recreation and open space areas required by this Article shall exclude roadways, parking areas and other accessory uses except for areas associated with recreational facilities.
- 9) Consistency with Pender County Parks and Recreation Comprehensive Master Plan: If any portion of any subdivision proposed for residential development lies within an area designated on the officially adopted Plan as a park, such area shall be included as part of the area set aside to satisfy the requirements of this Article up to the maximum requirement of open space calculations. This area shall be reserved for public use.
- 10) Procedure for Dedication of Land:
 - a) Designation of Land to Be Dedicated - Subdivider shall designate on the Master Plan, the area or areas to be dedicated pursuant to this Article.
 - i) Review of Land to Be Dedicated - Upon receipt of the Master Plan, the Administrator shall submit a copy thereof to the appropriate governing agency for review. The appropriate governing agency shall submit any and all recommendations concerning the land to be dedicated to the Planning Board at its next scheduled meeting.
 - ii) Ownership - The type of ownership of land dedicated for park, recreation or open space purposes shall be selected by the owner, developer, or Subdivider, subject to the approval of the Planning Board. Provided, however, any of such areas included in the master parks plan shall be dedicated to the county. The type of ownership may include, but is not necessarily limited to, the following:
 - a. The county, subject to the acceptance by the Planning Board;
 - b. Other public jurisdiction or agencies, subject to their acceptance;
 - c. Appropriate non-profit agencies, subject to their acceptance;
 - d. Property owner, condominium or cooperative associations or organizations.

APPENDIX A DEFINITIONS

Words and terms set forth below shall have the meanings ascribed to them. Any word, term(s) or phrase used in this Unified Development Ordinance not defined below shall have the meaning ascribed to such word, term or phrase in the most recent editions of Merriam-Webster's Dictionary, Black's Law Dictionary or American Planning Association Planner's Advisory Service, Dictionary of Terms unless, in the opinion of the Administrator, established customs or practices in Pender County justify a different or additional meaning. Furthermore, for the purpose of this Unified Development Ordinance, certain words, terms and phrases are herein defined as follows:

- A. Words used in the present tense shall include the future tense.
- B. Words used in the singular number shall include the plural number and the plural singular.
- C. The word "shall" and "will" are mandatory and not discretionary.
- D. The word "may" is permissive.
- E. The word "lot" shall include the words "parcel", "plot" and "tract".
- F. The word "building" and "structures" are synonymous.
- G. The phrase "used for" shall include the terms "intended to be used", or "intended for" and "designed for" and "occupied for".
- H. Words used here in the masculine gender shall be interpreted to include the feminine gender.
- I. References to Section numbers herein refer to the Pender County Unified Development Ordinance unless specifically stated otherwise.

60-YEAR Setback means a distance equal to sixty (60) times the average annual long-term recession rate at a site, measured from the reference feature.

ACCESS EASEMENT: 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.

ACCESS: A way or means of vehicular or pedestrian approach to provide physical entrance to a property.

ACCESSORY OR SECONDARY USE: A use of land or of a building or portion thereof customarily associated with and incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use. A secondary use shall be a use not already permitted by right in a zoning district but may be permitted in conjunction with a permitted use. In no instances shall an accessory or secondary use be permitted without the presence of a primary use.

ACCESSORY STRUCTURE (Appurtenant Structure): a structure located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Garages, carports and storage sheds are common urban accessory structures. Pole barns, hay sheds and the like qualify as accessory structures on farms, and may or may not be located on the same parcel as the farm dwelling or shop building.

ACTIVE BUFFER: A distance buffer which contains no building or principal structure of activity but which may contain an accessory use or activity.

ACTIVE OPEN SPACE: Consists of areas such as park land chosen without regard to natural features for the explicit purposes of enhancing design, such as village commons, or providing space for outdoor recreation activities which may include, but not be limited to, tennis courts, ball fields, swimming pools, and tot lots with play equipment

ADDITION: A structure added to the original structure at some time after the completion of the original.

ADDRESSING COORDINATOR: Individual, including their authorized representatives, charged with the administration of the road naming and addressing guidelines of Pender County along with the coordination of the E-911 Operations Director.

ADJACENT OR ADJOINING LOT OR LAND: A lot or parcel of land which shares all or part of a common lot line with another lot or parcel or land or which is immediately across a street or road from said parcel or lot.

ADULT CARE RESIDENCES: A public or private establishment operated or maintained for the maintenance or care of four or more adults who are aged, infirm or disabled and who are cared for in a primarily residential setting. Adult care residences do not include facilities or portions of a facility licensed by the State Board of Health and the home or residence of an individual who cares for or maintains only persons related to him by blood or marriage; and a facility or portion of a facility serving infirm or disabled persons between the ages of 18 and 21.

APPENDIX D TYPICAL FORMS AND SURVEYOR NOTES

PERFORMANCE GUARANTEE REQUIREMENTS

Guarantee Required Prior to Signing Final Plat

Prior to signing the Final Plat for recordation by the Administrator, items A or B in this Section must be complete. Upon default, meaning failure on the part of the Subdivider to complete the required improvements in a timely manner as spelled out in the performance bond or escrow agreement, then the surety, or the financial institution holding the escrow account shall if requested by Pender County, pay all or any portion of the bond or escrow fund to the County up to the amount needed to complete the improvements based on an engineering estimate. Upon payment, Pender County, in its discretion, may expend such portion of said funds, as it deems necessary to complete all or any portion of the required improvements.

- A. All requirements of this Ordinance are complete including the following:
 - 1) All improvements required by this Ordinance and required as a condition of approval, must be constructed and/or installed.
 - 2) All improvements required by this Ordinance and required as a condition of approval must be certified by a licensed surveyor and/or engineer that their construction and installation is complete in accordance with the standards of this Ordinance.
 - 3) All public streets and related drainage are certified to be complete and in accordance with NCDOT requirements by the NCDOT District Engineer.
 - 4) A Defects Guarantee for the required improvements has been submitted and approved in accordance with this Ordinance.
- B. Documents guaranteeing the completion of all required improvements have been submitted and approved including the following:
 - 1) A Performance Guarantee Agreement for Improvements in favor of Pender County on an approved format in this Ordinance or in a format approved by the Pender County Attorney shall be submitted and approved.
 - 2) An Irrevocable Letter of Credit, Performance Bond, or Escrow Agreement in favor of Pender County or in a format approved by the Pender County Attorney shall be submitted and approved to cover the cost of the incomplete and uncertified improvements. The amount of the Guarantee will be at least equal to the cost of construction of the improvements as shown on a Construction Cost Estimate prepared, signed, and sealed by a licensed engineer.
 - 3) Release of Guarantee Security
 - 4) The County may release a portion of any security posted as the improvements are completed once said improvements are inspected and approved and that their construction and installation is complete in accordance with the standards of this Ordinance.

Type Guarantee Required

- The Guarantee shall provide for 125% of the estimated cost of completion in one of the following forms:
 - 1) Filing an irrevocable letter of credit from a federally insured lending institution specifying the limit of credit dedicated to the subject subdivision which will be extended to the County upon request.
 - 2) Depositing or placing in escrow, a certified check or cash, conditioned upon satisfactory completion of the final plat requirements and improvements.

- 3) Filing a performance or surety bond from a licensed surety or bonding company assuring completion of the improvements.

Release of Guarantee Requirements

- A. The Administrator shall release the Performance Guarantee when all requirements of this Ordinance have been met, construction and installation of all required and proposed improvements have been completed and certified and a Defects Guarantee has been submitted and approved. Certification must include the following:
 - 1) Certification from a Professional Land Surveyor that all monuments and markers required by this Ordinance and NCGS 39-32.1-4 have been installed.
 - 2) Certification from the District Engineer that public streets have been constructed to NCDOT Secondary Road Standards.
 - 3) Certification from a Registered Engineer that construction of private streets and all other required and proposed improvements have been completed specifically in compliance with the provisions of this Ordinance.
 - 4) Certification of completion and performance of the Drainage System by a Registered Engineer or Land Surveyor.
 - 5) Certification by the Administrator or his designee that the improvements required have been installed and such approval is issued to the Subdivider in writing and entered into the record file.
 - 6) Performance Guarantees shall require construction and installation of improvements within one year after the date of issuance of a permit or approval of construction plans if no permit is required.
 - 7) The applicant may request up to two (2) extensions up to six months of the time limit for compliance if circumstances beyond the control of the applicant warrant an extension. The request for an extension shall be in writing and accompanied by a schedule for completion of remaining work. Approval of such request shall be at the Administrator's sole discretion.

Required Improvements

- A. Monuments and Markers
 - 1) Control monuments shall be set at the points of curvature ("PC" and "PT") or at the "PI" of all street centerline curves (one monument per curve if installed at the "PI" and two if installed at the points of curvature). However, no more than two street centerline curve control monuments will be required within a 1,000 feet lineal section of any street. A standard steel 60 penny nail or a standard "PK" or "MAG" nail shall be placed at these points where control monuments are not located. "PK" and "MAG" nails shall be at least 2.5 inches long.
 - 2) Centerline control monuments will not be required on cul-de-sacs 500 feet or less in length when nails specified above are located at required monument control points.
 - 3) A control monument shall be placed at all street centerline intersections.
 - 4) Monuments set in the street pavement shall have monument access boxes set on top of a brick, block, other masonry, or rock footing.
 - 5) When any portion of the development is in a Special Flood Hazard Area, as defined in this Ordinance, as amended, and set out in the FEMA Flood Insurance Rate Maps (FIRM), one (1) permanent monument in each subdivision is required to have its elevation recorded on the final plat.
 - 6) A steel or iron pipe or the equivalent of not less than one-half (1/2) inch in diameter and at least thirty (30) inches in length, where possible, shall be set at all property and lot corners, except those located by monuments. A property marker

shall also be set in street right-of- way lines at the point of curvature and point of tangency.

7) Control Corners, as described and required in NCGS 39-32.1-4, shall be installed.

GRANTOR/GRANTEE CERTIFICATE

The following statement shall appear on the plan and be signed by the Grantor(s) and Grantee(s) prior to approval:

The Grantor(s) and Grantee(s) certify that the Grantee(s) is within three (3) degrees of collateral kinship to the Grantor(s), and that the purpose of this waiver is not to circumvent the provisions of the Pender County Unified Development Ordinance, and that none of the lots shall be conveyed to non-family members for a period of not less than five (5) years.

Grantor

Grantee

Commentary: "Siblings are related to each other in the second degree and uncle and niece are related to each other in the third degree"

CERTIFICATE OF DISCLOSURE: PRIVATE ROADS

I (we) the developers of _____ subdivision located in the unincorporated area of Pender County understand that the roads in said subdivision are designated private. I understand that ownership and maintenance of the roads will be the responsibility of the developer until such time that the developer designates the responsibility to the property owners' association. Responsibilities must be accepted by the homeowners association as specified in the homeowner covenants for said subdivision. The private roads in said subdivision are to be constructed in accordance with this UDO and all applicable County Codes which includes the design, installation, inspection, and approval by a licensed Professional Engineer (PE) recognized in the State of North Carolina prior to final plat approval for all or a portion of the subdivision. If all or a portion of the road infrastructure system within the subdivision is bonded through a surety, performance bond, or cash escrow, no bond shall be released until all road construction improvements are complete and certified by the Professional Engineer.

It shall be disclosed to the prospective buyer of a lot or lots within the subdivision that road maintenance shall run through the property owners association in perpetuity after acceptance from the developer until such time that the roads are re-platted as publically designated roads and taken over for maintenance through the North Carolina Department of Transportation (NCDOT).

DEVELOPMENT AGREEMENTS

As authorized by this Ordinance, Development Agreements must comply with all state regulations in NCGS §153A-349.1 et. seq.

REQUIRED CERTIFICATES (PRELIMINARY PLAT)

The following certificates shall appear on the preliminary plat signed and sealed prior to approval:

Certification of Submission
 A copy of this plat has been submitted. Approval is subject to review; this does not constitute an approval.

Pender County Utilities: _____ Date: _____
 Pender County Environmental Health: _____ Date: _____
 Pender County Addressing Coordinator: _____ Date: _____

Certificate of Preliminary Plat Approval
 Preliminary Plat Approved by Pender County for a period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.

Planning Staff: _____ Date: _____

REQUIRED CERTIFICATES (FINAL PLAT)

The following certificates shall appear on the final plat signed and sealed prior to approval:

Certificate of Ownership, Dedication, and Jurisdiction
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described here on and that I (we) hereby adopt this plan of subdivision with my (our) own free consent and dedicate all streets, alleys, walks, parks, and other areas to public or private use as noted. Further, I (we) certify that the land as shown here on is located within the subdivision jurisdiction of Pender County.

Owner: _____ Date: _____
 Owner: _____ Date: _____

Surveyor Certificate I
 I, _____, certify that this plat was (drawn by me or drawn under my supervision) from (an actual survey made by me or made under my supervision) (deed description in Book _____, Page _____,) or (other); that the boundaries not surveyed are clearly indicated as drawn from the information found in Book _____, Page _____; that the ratio of precision as calculated is 1:____; that the plat was prepared in accordance with G.S.47-30 as amended.

Witness my original signature, registration number and seal this day of _____ A.D. _____.

Signature: _____ (Seal)
 Registration Number: _____

Surveyor Certificate II
 The subdivision shown on this plat (does/does not) contain Special Flood Hazard Areas and (is/is not) located in a Floodway as delineated by the Federal Emergency Management Agency.

The subdivision shown on this plat (does/does not) contain Areas of Environmental Concern as delineated by the North Carolina Coastal Resources Commission.

Witness my original signature, registration number and seal this day of _____ A.D. _____.

Signature: _____ (Seal)
 Registration Number: _____

Surveyor Certificate III

One of the following must be stated:

1. This plat is of a survey that creates a subdivision of land within the subdivision area of a county or municipality that has an ordinance that regulates parcels of land.
2. This plat is a survey that is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land and is therefore not subject to regulation by a subdivision ordinance.
3. This plat is of an existing parcel or parcels of land and does not create a new street or change in existing streets as defined in the Unified Development Ordinance and is exempt from the definition of subdivision contained in said Unified Development Ordinance.
4. This plat is a survey of an existing building or other structure, or a natural feature and is therefore not subject to regulation by an ordinance.
5. This plat and survey is a control survey and is therefore not subject to regulation by the Pender County Unified Development Ordinance.
6. This plat is a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision and is therefore not subject to subdivision regulation.

Witness my original signature, registration number and seal this day of ____ A.D. ____.

Signature: _____ (Seal)

Registration Number: _____

Note: Surveyor Certificates II & III may be combined into one Certificate.

Parcel Identifier Certificate

Parcel Identifiers have been issued for all parcels shown on this plat.

Tax Supervisor: _____ Date: _____

Certificate of Registration by Register of Deeds

Pender County, North Carolina

Filed for registration on the ____ day of ____ 20__ at ____ a.m./p.m. and duly recorded in book ____ at page ____, slide _____.

Register of Deeds: _____

Private Road Certification

I (we) hereby certify that all private roads as depicted on subdivision plat _____ have been designed, installed, inspected, and approved in accordance with Article 6 of the Pender County Unified Development Ordinance and all applicable Pender County Codes prior to final plat approval for all or a portion of the subdivision.

By certifying the construction of these roads as private, there are no guarantees or assurances of acceptance of said roads by the North Carolina Department of Transportation.

Certified Professional Engineer: _____ Date: _____

(Seal)

Reviewed and Approved by the Addressing Coordinator

Addressing Coordinator: _____ Date: _____

Engineer/Surveyor Private Street Certification, Major Subdivisions
(Example Form)

(Letterhead)

Date

Pender County
Planning and Community Development
PO BOX 1519
Burgaw, NC 28425

Re: Private Street & Street Drainage Construction Plans for (Name and Section of Subdivision)

This will provide certification that the construction plans, prepared by me or under my supervision for streets and street drainage in the above referenced development comply with the following requirements:

1. The plans comply with the requirements for submission to the North Carolina Department of Transportation (NCDOT) for approval of construction plans for secondary roads.
2. The plans for construction of the streets and access comply with Minimum Design and Construction Criteria for Subdivision Roads, contained in the NCDOT Subdivision Roads Minimum Construction Standards.
3. The plans provide for street drainage in compliance with the NCDOT Subdivision Roads Minimum Construction Standards and NCDOT Guidelines for Drainage Studies and Hydraulic Design.
4. The street and street drainage construction plans meet the requirements of the Pender County Unified Development Ordinance.

This certification is provided this _____ day of _____, 20 _____, to comply with the provisions of The Pender County Unified Development Ordinance.

Surveyor Signature _____ and/or Engineer Signature _____

(Seal)

(Seal)

Surveyor Name _____ and/or Engineer Name _____

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: October 13, 2015

RE: Discussion Item— Collector Street Plan and Comprehensive Plan Updates

Planning Board,

Staff will continue to provide you with an update at each Planning Board meeting regarding the Collector Street Plan and Comprehensive Land Use Plan update process. Below is a summary of the status of each planning project:

Pender County Collector Street Plan

Staff continues to work in coordination with the Wilmington MPO and Stantec on the Collector Street Plan update. The second Collector Street Plan Steering Committee meeting was held at Heidi Trask High School on Thursday, October 1st. Stantec introduced the Existing Conditions Memorandum and an update to the overall work plan reflecting an accelerated adoption timeframe. The Steering Committee reviewed all of the draft maps to date which are available on the project website, along with a link to the Pender County Collector Street Plan survey. Stantec is now working to do “ground truthing” of potential connections and new collector streets, with results to be reviewed in the next meeting. The first Public Workshop focusing on logistics and desired outcomes was held following the adjournment of the Steering committee meeting.

The Wilmington MPO, along with Pender County Planning Staff will provide the Board of Commissioners a comprehensive update during the October 26, 2015 4 PM Board Meeting; Planning Board members are welcome to attend.

Comprehensive Land Use Plan

Planning Staff continues to work on preliminary planning and information inventory in preparation of consultant selection for the Comprehensive Land Use Plan update. The RFQ was released on August 31st and responses were due by noon on September 18th. Staff received two proposals back from qualified firms. Interviews with prospective consultants are scheduled for Wednesday, October 14th at 2pm and

3:30pm in the Hampstead Annex.

Staff is working in coordination with the schedule as outlined below and will keep you updated with any new information as it may impact the project schedule:

- **June – September 2015:** Preliminary planning and information inventory
 - Definition of small area plan boundaries
 - Existing plan inventory
 - Goals and policies matrix
 - Existing land use survey
 - RFQ development
- **August 4, 2015:** Comp Plan informational presentation to Planning Board from RPO
- **August 4, 2015:** Refine RFQ scope with Planning Board
- **August 2015:** Advertise RFQ
- **October 2015:** Consultant interviews and potential selection
- **November 2015:** Formation of steering committee
- **December 2015 – June 2016:** Plan development with consultant
- **June 2016:** Potential plan adoption

On August 17th, Staff learned that Pender County had been selected to receive \$10,000 in Partners for Green Growth funding from NC Wildlife Resources Commission (NCWRC) to use towards incorporation of conservation methods into the update of the Comprehensive Land Use Plan. Staff is continuing to work with NCWRC to gain final approval on the funding agreement contract. A brief summary of the Partners for Green Growth funding is as follows:

- The purpose is to fund land use planning projects that address conservation of priority wildlife habitats. Our proposal is to use funding to develop and incorporate a conservation component into the Comprehensive Land Use Plan (in conjunction with the Plan update).
- The funding amount is \$10,000.
- Invited full applications are due September 10 (non-competitive).
- 50% non-federal in-kind match is required. Our proposal is to calculate match using:
 - Staff time calculated at approximately \$20.00 per hour: \$2,500 (125 hours) for existing conditions inventory, site visits, conservation data analysis, coordination with consultant and NC Wildlife Resources Commission for integration of final conservation product within Comp Plan
 - 7.5 percent of County payment to consultant (total contract will be \$100,000): \$7,500 for conservation data analysis and conservation policy recommendation for inclusion into Comprehensive Land Use Plan
- Work must be completed within a year.
- Funds will be distributed as reimbursement (by September 16, 2016).
- Pender County is eligible for 40 hours of technical assistance from NC Wildlife Resources Commission as part of the funding.

Planning Staff appreciates your input throughout the process for these plan updates.