PLANNING STAFF REPORT
MASTER DEVELOPMENT PLAN
GRAYSTONE PHASE II

SUMMARY:

Hearing Date: July 10, 2012
Applicant: Coleman Parks
Property Owner: Patricia Hughes
Case Number: MDP 10739

Development Proposal: The applicant is requesting approval of a Master Development Plan for Phase 2 of Graystone Subdivision. The proposal consists of developing 80 single family residential lots on approximately 89.7 acres.

Location and Land Use: The proposed project is located at the intersection of Washington Acres Road and Center Drive in Hampstead. The request includes the development of Graystone Phase 2 on twenty separate parcels. The main portion of the development can be identified as PIN 3282-71-2892-0000. The remaining parcels may be referenced on the list enclosed at the end of this report. The surrounding area primarily consists of low density residential and vacant tracts of land.

Zoning District of Property: The property is currently zoned RP, Residential Performance.

Staff Recommendation: Planning staff recommends conditional approval based on Master Development Plan items being met, consideration of the Technical Review Committee (TRC) and Planning Board comments, and addressing access concerns to individual lots (Lots 16, 17, 18, 67, and 68) along Center Drive based on the Unified Development Ordinance, Section 7.2.6, Lots on Thoroughfares, Section 7.2.7, Lots on Collector Streets, and the Coastal Pender Collector Street Plan (Figure 4.1).

Description of Proposal:

Coleman Parks, applicant, on behalf of Patricia Hughes, owner, is requesting approval of a Master Development Plan for Phase 2 of Graystone Subdivision. On April 3, 2007, Graystone Phase 1 received Preliminary Plat approval for the development of 35 single family residential lots on approximately 23.65 acres. Following the approval of Phase 1, the applicant requested preliminary plat approval for Graystone Phase 2. On November 7, 2007, the request received approval for the development of 158 single family residential lots on approximately 81.72 acres. At that time, Graystone Phase 2 included the use of an onsite waste water treatment facility. More recently, the applicant has submitted a revised proposal for Graystone Phase 2, which is not consistent with the approved application from 2007. The revised submittal includes a reduction in density, revised street network, and modified waste water treatment system.

According to the applicant's site plan, the proposal consists of developing 80 single family residential lots on approximately 89.7 aces. Currently, two existing waterlines are located along Washington Acres Road and Center Drive. Pender County Utilities will require a waterline extension for the development to connect to the County water system. In addition, the applicant is proposing the use of individual septic tanks and drainage fields to treat effluent. The septic tanks will pump wastewater from individual lots throughout the development to three separate drainage fields located on site.

Please note that once the revised plan for Graystone Phase 2 receives conditional Master Development Plan approval, the original approval granted in 2007 will no longer be valid. If the applicant is interested in pursuing an on-site treatment system as previously approved in 2007, following Board approval, they will be required to resubmit a revised Master Development Plan application for Planning Board review and approval. If the request

utilizing off-site septic drainage fields is denied by the Board, the previously approved application, including the on-site treatment system, will remain valid until November 1, 2013.

The proposed development must comply with Section 4.14, Zoning District Dimensional Requirements of the Unified Development Ordinance. Currently, the applicant is proposing at least ten acres of open space for the project, exceeding the 0.03 acre per dwelling unit open space requirement for the development. The project will be required to provide at minimum of 1.2 acres of active open space and 1.2 acres of passive open space. Additionally the development will be required to provide recreational units as referenced in Section 7.6.2, Recreational Units. The site does contain Section 404 Wetlands which may require further review with the US Army Corps of Engineers. The subject property does include a segment of Special Flood Zone Hazard AE in the southern portion of the tract.

Access to the site will be provided by the construction of new streets connecting to Washington Acres Road and Center Drive. Access and all interior road networks are proposed to be constructed to NCDOT standards and dedicated public. Based on the Unified Development Ordinance, Section 7.2.6, Lots on Thoroughfares, Section 7.2.7, Lots on Collector Streets, and the Coastal Pender Collector Street Plan (Figure 4.1), Center Drive is classified as a proposed collector street which does not allow access for individual residential lots. As a result, Lots 16, 17, 18, 67, and 68 will need to be revised providing alternative access to these lots. All applicable state and federal agency permits including a Stormwater Management Plan, Sediment and Erosion Control Plan, Wetlands Permit, and NCDOT Driveway Permit will be required prior to the approval of the preliminary plat.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO
No comment since it's in the MPO area.

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 Land Resources
No response

NC DENR Division of Waste Management
No response

NC DENR Division of Water Quality
No response

NC DOT Division of Highways
A Driveway Permit will be required with possible roadway improvements.

NC DOT Transportation Planning Branch
No response

NC Office of State Archaeology
No response

NC Wildlife Resources Commission
No response

Pender County Building Inspections
No response

Pender County Emergency Management
No comment

Pender County Environmental Health
No response

Pender County Fire Marshal
No response

Pender County Parks and Recreation
No response

Pender County Public Library
No response

Pender County Public Utilities
An existing 8" waterline is located along Washington Acres from US 17 to Circle Drive, where it transitions to 6", and Center Drive. The applicant will need to submit plans for waterline extensions within Graystone – Phase II (waterlines were previously installed and certified within Graystone – Phase I). For lots abutting Washington Acres and Center Drive, water services would be available upon application for service and payment of fees.

Pender County Schools
I do not see anything that will create any problems for the schools.

Pender County Sheriff's Department
No comment

Pender County Soil and Water Conservation District
Soil and Water sees no problem with request, if storm water and wetlands are not an issue.

Progress Energy Corporation
No response

US Army Corps of Engineers
The plan shows that there are jurisdictional waters located within the property which are subject to the permit requirements of Section 404 of the Clean Water Act. To avoid a violation of federal and/or state law, we recommend that the applicant have the wetlands on site delineate prior to construction. A Section 404 permit will be required if the applicant needs to fill wetlands.

Wilmington Metropolitan Planning Organization
No response

Evaluation

A) Existing Zoning in Area:
The property lies within an RP, Residential Performance District. The properties to the north, east, and south are zoned as RP, Residential Performance. The property immediately west of the subject property is zoned as GB, General Business.

B) Existing Land Use in Area:
The properties immediately north, east, south, and west of the site include low density residential uses and vacant tracts of land.

C) 2005 CAMA Land Use Plan:

1. Urban Growth Area: This classification provides for the continued development of areas provided with water and/or sewer services or where the county is actively engaged in planning these community services. These areas also have excellent access to the regional transportation system for a mixture of more intensive commercial and industrial or job creating uses and a range of residential land uses and housing types.
2. Conservation I: The Conservation I classification includes land and water features where there are serious hazards to personal safety or property, where new development would cause serious damage to the values of natural systems, or where new development is not permitted by local, state, or federal policy.
3. Conservation II: The Conservation II classification is established as an overlay that applies policies which restrict development in all of the non-conservation land classes. The classification includes areas where new development may impact public health or areas where there are significant development limitations that are addressed by building and site development standards, density limits, impervious surface limits, and other methods to mitigate or to minimize the impact of development.

D) 2010 Comprehensive Land Use Plan:

1. Mixed Use: The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian and transit friendly manner
2. Supporting Comprehensive Plan Policies and Goals:
    a. 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.
    b. Growth Management 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.
    c. Housing and Community Development Policy 5A.1.1: Pender County shall seek to accommodate the development and appropriate placement of a variety of housing types, including site built homes, apartments, townhouses, garage apartments, accessory living units, and manufactured homes.

E) Summary & Staff Recommendation: The proposal consists of developing consists of 80 single family residential lots on approximately 89.7 acres. The request complies with the criteria set forth in 3.5.4 of the Unified Development Ordinance. The proposed development is also consistent with the 2005 CAMA Land Use Plan and the 2010 Comprehensive Land Use Plan. Therefore, Planning staff recommends conditional approval based on Master Development Plan items being met, consideration of the Technical Review Committee (TRC) and Planning Board comments, and addressing access concerns to individual lots (Lots 16, 17, 18, 67, and 68) along Center Drive based on the Unified Development Ordinance, Section 7.2.6, Lots on Thoroughfares, Section 7.2.7, Lots on Collector Streets, and the Coastal Pender Collector Street Plan (Figure 4.1).

Board Action for Master Plan Review:

Motion:_____Seconded_____

Approved:_____Denied:_____Unanimous_____

Boney: ___ Edens: ___ Garrett: ___ Marshburn:___ Millette: ___ Nalee:___ Williams: _____