

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING • CODE ENFORCEMENT • BUILDING INSPECTIONS • CENTRAL PERMITTING



APPLICATIONS COVER SHEET

Date Application Filed: 7/21/09

I. REQUIRED NAMES:

Applicant Avendale Development, LLC Owner Avendale Development, LLC
Address PO Box 1069 Address _____
Hampstead, NC 28443 _____
Phone 910-270-1725 Fax 910-270-2518 Phone _____ Fax _____
Email _____ Email _____

Legal Relationship of Applicant to Property Owner: na

Consultant Name/Company James H Fentress, Jr, PE, PLS/Stroud Engineering PA
Address 102-D Cinema Drive Wilmington, NC 28403
Phone 910-815-0775 Fax 910-815-0593
Email jfentress@stroudengineer.com

II. AFFIDAVIT REGARDING OWNER – APPLICANT RELATIONSHIP: na

I _____ (owner) and _____ (applicant) hereby affirm that an appropriate contractual relationship permitted by the appropriate NC State Codes exists between said Owner and Applicant. Owner and Applicant also affirm that if the owner requests that the application be terminated, staff will comply with Owner's request.

(Signature of Applicant)

(Signature of Owner)

III. TYPE OF APPLICATION:

(Please check one)

Board of Adjustment:

Variance
 Appeal

Zoning:

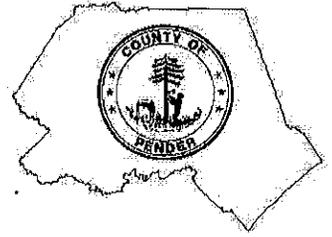
Text Amendment
 Map Amendment
 Home Occupation
 Special Use Permit
 Vested Rights Determination

Plans:

Planned Development Master Plan
 Subdivision Preliminary Plat
 Final Plat

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PLANNED DEVELOPMENT APPLICATION

Date: 7/21/09

Application Fee: _____

I. PROPERTY INFORMATION:

Parcel ID #(S): 3273-14-5830-0000 & 3273-16-3336-0000

Property Location: NC 210 & Avendale Drive

Avendale

Subdivision Name: _____

Phase: _____

Review Type:

Master
(revision)

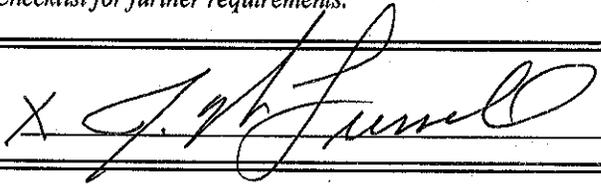
Preliminary

Final

II. A presubmittal meeting is required 60 days prior to submission. A complete submission must be in the Planning and Community Development Department office 45 days prior to the scheduled Planning Board public hearing date. All of the information listed below must be included for the submission to be considered complete:

- Application Fee
- One addressed legal size (4½ x 9) envelope must be received for the for each of the adjacent property owners with first class postage or check payable to Pender County Planning for current postage fees
- 18 (11x17) map copies for the Planning Board
- 2 full size map copies
- CD containing maps and/or document files in .pdf format

**Please see Planned Development Requirements Checklist for further requirements.*

III. SIGNATURE OF OWNER/APPLICANT: X 

Additional Information:

According to Section 17.1 of the Pender County Zoning Ordinance, the Planning Board may approve Planned Developments in accordance with the procedures and developments standards specified in this Section and the Pender County Subdivision Ordinance. Any applicant may appeal a denial from the Planning Board to the Board of County Commissioners. Such appeal must be filed in the Planning Office within thirty (30) days of the Planning Board's written decision. The Planning Board may waive any requirements of this section that it deems necessary.

Recording of the Final Plat:

The subdivider shall file the approved final plat with the Register of Deeds of Pender County for recording within sixty (60) days after the date of approval. Otherwise, such approval shall be null and void.

COMMUNITYDEVELOPMENT@PENDER-COUNTY.COM • 805 S. WALKER STREET, BURGAW, NC
PHONE: 910.259.1202 FAX: 910.259.1295

Project Narrative
Avendale Subdivision
Master Plan Revision &
Phase 3 Preliminary Plan
7/21/09

Introduction

This project was originally approved to construct a mix of single and multifamily units on 99.63 acres of land located south of Harrisons Creek on Hwy. 210. The original approval Master Plan allowed for 170 single family homes and 80 multifamily units, yielding a project density of 2.5 units per acre. The new plan proposes 236 single family lots with 14 multifamily units. The originally approved number of units is to remain the same by the present proposal. Presently, 23 single family lots (phase 1) and 62 multifamily units (phase 2) have been recorded. A total of 178 single family lots are proposed for phase 3. Of these, 48 will replace unbuilt recorded multifamily sites with single family lots. The balance of 35 single family lots will be recorded in future phases to achieve the 250 units approved in the original master plan.

Buffers

In addition to required perimeter buffers, type "A" buffers are proposed along the southern and eastern right of way of Avendale Drive adjacent to phase 1. The intent of these buffers is to offset the decrease in lot sizes along this section of roadway by providing a visual barrier by way of vegetation. All buffers, setbacks, and open space conform to the ordinance.

Roadways

Road alignments have been revised to shift turning movements away from both NC 210 and Raven Drive. This will effectively lengthen the driveway stem length of Avendale Drive and reduce traffic queues in the vicinity of NC 210 and Raven Drive. Traffic flow will be improved in the former multifamily area by extending the roads to connect with future roads within the development. Provisions for connectivity to adjacent undeveloped property have been made at three locations in phase 3.

Public Utilities

The existing utility network will accommodate the proposed change without modification. The existing wastewater treatment plant can accommodate the flow as the number of dwelling units remains unchanged.

Stormwater Management

The sizes and locations of the permitted stormwater facilities are materially unchanged by this plan revision as there is no increase in the overall impervious area. A state stormwater permit revision will be required to reallocate impervious areas from multifamily sections to single family lots. This will result in a net shift of impervious area away from wetlands and should ultimately improve water quality.