

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 February 6, 2018, 7:00 PM Pender County Public Assembly Room 805 S. Walker Street, Burgaw, North Carolina

Call to Order: Vice-Chairman Fullerton

Roll Call: Vice-Chairman Fullerton

Pender County Planning Board Members:

Fullerton: ___ Baker: ___ Carter: ___ Jordan: ___ McClammy: ___ Nalee: ___ Rhodes: ___

1. Adoption of the Agenda:

2. Election of Officers:

3. Public Comment:

(Public Hearings Opened)

4. Major Site Development Plan

Trask Land Development, Caviness & Cates Watson Caviness, applicant, on behalf of The Blakes of Scotts Hill LLC, Pender Farm Commercial LLC, and BMMF JV, LLC, owners, are requesting approval a Major Site Development Plan for Tracts 1 and 2 within the approved mixed-use development known as Blake Farm. Tract 1 will consist of non-residential uses including office, restaurant, and aquarium, Tract 2 consists of multi-family development containing 240 units within 10 separate structures. The subject property is currently zoned PD, Planned Development zoning district and according to the Pender County Unified Development Ordinance, § 5.2.3 Table of Permitted Uses, all uses in this district would be proposed for future allowance. The properties combine for approximately ± 31.5 acres and are located to the west of US HWY 17, at the intersection of US HWY 17 and Blake Farm Boulevard (private) in the Topsail Township and may be further identified by Pender County PINs: 3271-31-5757-0000, 3271-43-5404-0000 and 3271-32-4553-0000.

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.

5. Zoning Map Amendment

RSC Engineering, PLLC, applicant, on behalf of Judy Matteson, owner, is requesting approval of a Zoning Map Amendment for one (1) tract totaling approximately ±0.46 acres from RP, Residential Performance zoning district to GB, General Business zoning district. The subject property is located at 22506 US HWY 17, in the Topsail Township, along the east side of US HWY 17, approximately 250 feet south of the intersection of US HWY 17 and Groves Point Drive (private) and may be further identified by Pender County PIN: 4215-67-8410-0000.

7. Comprehensive Land Use Plan Update

The Pender County Planning Board will hold a public hearing to consider the adoption of Pender 2.0, the County's Comprehensive Land Use Plan

(Public Hearings Closed)

8. Discussion Items:

a. Planning Staff Items:

- i. Technical Review Committee Project Update

b. Planning Board Members Items:

9. Next Meeting: March 6, 2018 (Work Session @ 6:00 PM)

10. Adjournment:

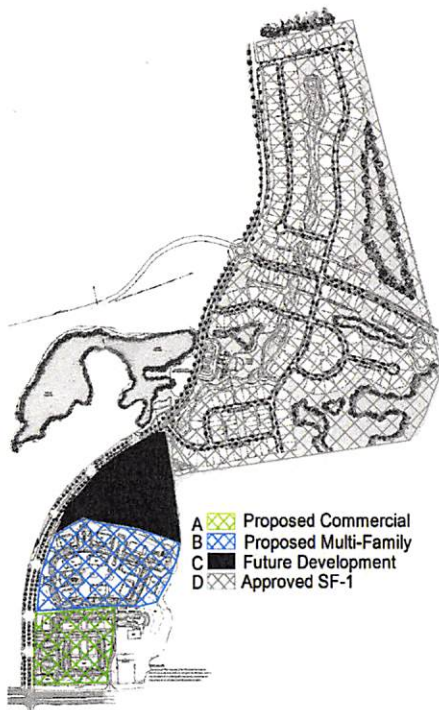
**PLANNING STAFF REPORT
MAJOR SITE DEVELOPMENT PLAN**

SUMMARY:

Hearing Date: February 6, 2018
Applicants: Trask Land Company
Property Owners: Pender Farm Commercial, LLC; BFMF JV LLC; Blakes of Scotts Hill LLC; and OPV Development
Case Number(s): 724-2017 and 726-2107

Development Proposal: Trask Land Development, Caviness & Cates Watson Caviness, applicant, on behalf of Blakes of Scotts Hill LLC, Pender Farm Commercial LLC and BMMF JV, LLC, owners, is requesting approval a Major Site Development Plan for two separate areas identified as tracts A. and B. and described below:

- A. Mixed-use, non-residential development consisting of the following uses: Restaurants, Retail, Office, and an Aquarium; and
- B. Multifamily – to include 240 units, separated garage areas, and a clubhouse with additional amenities.



Property Record Number, Acreage, and Location: The subject properties for the proposed development are located within the approved Blake Farm master planned project, along the west side of US HWY 17, at the intersection of US HWY 17 and Blake Farm Boulevard (private) in the Topsail Township and may be further identified by Pender County PINs: 3271-31-5757-0000, 3271-43-5404-0000 and 3271-32-4553-0000. The properties combine for approximately ± 31.5 acres and the site is mostly vacant with one existing structure and is adjacent to scattered single-family residential to the east and west. A graphic representation of each area is shown to the left.

Zoning District of Property: The properties are zoned PD, Planned Development District.

HISTORY:

- June 19, 2006, the Pender County Board of Commissioners approved a general use rezoning of the subject tracts from the RA, Rural Agricultural zoning district to the PD, Planned Development zoning district.
- August 2006, the Pender County Planning Board approved the East Haven Master Plan; a mixed-use master development plan with a total of 4,096 residential units comprised of single-family, multi-family, and apartments. The approval also included future commercial development, public facilities including a school site and fire station, and an onsite wastewater treatment facility. The East Haven Master Plan and Preliminary Plat have subsequently expired.
- July 1, 2014, the Pender County Planning Board approved a five (5) phase Master Development Plan (MDP) known as Blake Farm, consisting of 2,998 residential units and 250,000 sq. ft. of non-residential space. The applicant also requested the Planning Board waive the public hearing for Phase I (SF-1) which consists of 278 single-family residential units. According to the applicant, the five (5) phase MDP will consist of 25 “pods” of development which are broken out within the overall MDP and are labeled A-Z, excluding the amenity area as a “pod”.

- June 22, 2016, Blake Farm obtained approval of a Preliminary Plat for 58 lots located on the south side of SF-1.

RECOMMENDATION

The proposal submitted is consistent with the approved Master Development Plan. Planning Staff is submitting the proposal for Planning Board disposition. The proposal is potentially supported by three (3) policies and two (2) goals of the 2010 Comprehensive Land Use Plan. Therefore, Planning Staff recommends the approval of the Major Site Development Plan as requested and detailed in the report.

Tract "A" Mixed-Use Commercial Development

Tract "A" consists of a multi-use non-residential development containing various uses to include five (5) restaurants combining for 31,000 square feet, a combination of retail and office space for 24,000 square feet, and an aquarium of 7,700 square feet for a total of 62,000 total square feet and associated parking and common areas. Along US HWY 17, restaurant uses are proposed in five (5) separate structures which are connected by sidewalks and open areas. To the rear of Tract "A" office and retail uses are proposed in three (3) separate structures which are also connected with a common court yard area. Further north along the main access to Tract "A" contains a structure designated as Aquarium and open areas to the rear of that structure.

In total, Tract "A" contains eight (8) commercial structures and a maximum of forty -five (45) height has been proposed. Setbacks have been displayed on page five.

The Applicant is requesting Planning Board approval for all allowable uses in the Planned Development Zoning District. This request will streamline future approvals and create a more efficient process for the applicants for any future allowable change of uses requested to be permitted administratively. Proposed uses for the Major Site Development Plans for the retail portion of the development are included in the attachment provided by the applicant (Attachment 1).

Proposed Allowable Uses in PD District	
Use	Building Structure Area
Restaurant	31,000 SF
Retail and Office	24,000 SF
Aquarium	7,700 SF
Total	62,700 SF

Tract "B" Mixed-Use multi-family

The request is to allow the multi-family in the previously approved proposed residential Master Development Planned Subdivision of Blake Farm. The project proposal consists of 240 apartment units. The subject property is further identified by Pender County PIN 3271-32-4553-0000.

The Multi-family pod or Tract "B" is proposed to contain ten (10) residential multi-family structures and a club house with the amenity located behind it within the centralized common area. The proposed multi-family area

will also provide the option of eight (8) garage facilities located throughout the parking area to contain forty (40) garage parking spaces. A maximum of forty-five (45) foot height has been proposed.

Roadways

All roadways are per the approved Master Development Plan (case number Pr-4-2015 and 11166) and no change has been proposed at this time (Attachment 2). Direct access to Tracts A and B will be from Blake Farm Boulevard and US HWY 17 as shown in the Master Development Plan.

Street Connectivity and Cross Access Corridors

Per Section 4.8.1.E, demonstration of safe internal transportation system shall be constructed within Planned Developments and designed to ensure that adjacent residential areas, internal and external to the project, have direct access to any non-residential uses proposed for the planned development. This requirement is to create the internal circulation in lieu of entering and exiting through thoroughfares and/or collector streets.

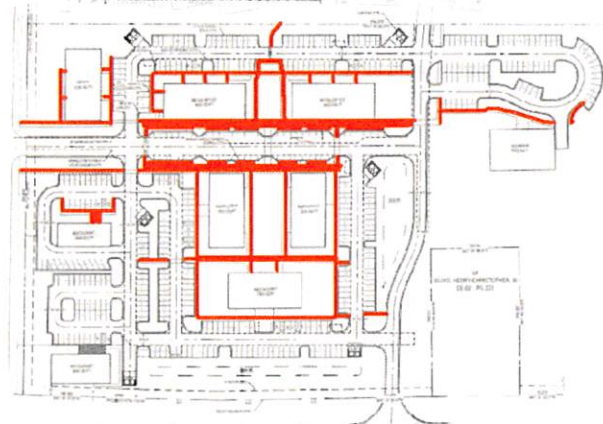
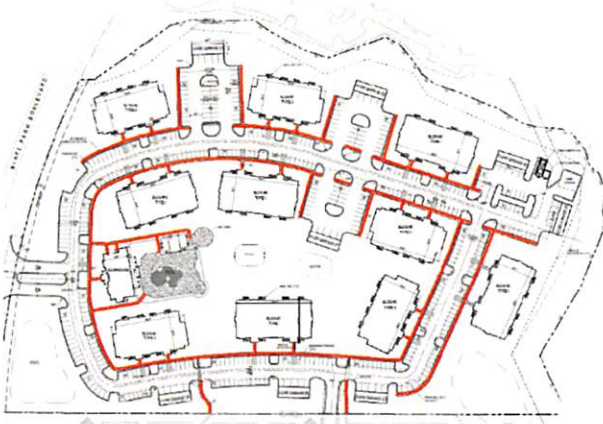
Access to the development is proposed off US HWY 17 in two locations. The main access to Blake Farm, located at the existing traffic signal at Scott's Hill Loop Road (SR 1571) and US HWY 17, is recognized in the Pender County Collector Street Plan and has been named "Blake Farm Boulevard." Based on the adopted plan, the proposed roadways encourage vehicular and pedestrian interconnectivity to existing or planned adjacent sites by providing a 10' multi-use path to run parallel to the main access road (Collector A) for Blake Farm as well as the future connecting roadway network and supplemental cross access connections. The second point of ingress and egress to the proposed development will be provided north of Blake Farm Boulevard and will traverse directly through Tract "A" and access Tract "B" providing for multiple points of ingress and egress.

A Cross Access Corridor will connect each Tract in accordance with the Unified Development Ordinance and is shown on the submitted plans. Future Cross Access is demonstrated between Tract "B" and future development Tract "C" as pedestrian access only. Per Section 7.4.4.B.3 the administrator may modify or waive the requirements of this Section if it can be proven that strict compliance would be impractical due to unique site conditions such as environmental concerns, safety concerns, extreme slope, or similar characteristics. The applicant has submitted a Jurisdictional Determination which shows the environmental constraints in the form of 404 wetlands between the proposed multi-family location and future Tract "C" that may prohibit a Cross Access Connection in this location (Attachment 3). The burden falls on the applicant to show that this connection is not possible with any environmental constraints located on the subject parcels.

Pedestrian connectivity The applicant has proposed sidewalks to traverse the retail and multi-family parcels providing potential future residents and visitors connections internal to the retail and the multi-family phase. The sidewalks will also provide connection to the proposed amenities.

This pedestrian connectivity circulates around the proposed multi-family parcels providing safe ingress egress opportunities to the proposed units.

Potential resident of the proposed multi-family community has been provided



Landscape and Buffering

All landscape and buffers are to be approved in accordance with Section 8.2.8, Project Boundary Buffer of the Pender County Unified Development Ordinance. In the PD, Planned Development zoning district the following buffers are required per Section 8.2.8 of the Pender County Unified Development Ordinance; a Buffer A along all boundaries adjacent to a street, a Buffer B along all other boundaries, and a 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.

Buffers Required for Multifamily and Planned Developments - Multifamily and Planned Developments shall be required to have the following buffers:	
Location of Buffer for Multi-family & Planned Developments	Type Buffer
Along all boundaries adjacent to a street	Buffer A
Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development	Buffer C
Along all other boundaries	Buffer B

less than one (1) acre and when a single-family structure is within fifty (50) feet of the boundary of the development.

The applicant is proposing to install a fifteen-foot (15') A-1

Buffer along US HWY 17 and proposed Blake Farm Boulevard. Buffering along US HWY 17 is required per section 8.2.8. The type of buffer proposed fifteen-foot (15') wide strip with three (3) canopy trees, two (2) understory trees and a grass cover of at least 98% coverage (except within 4 feet of the base of any tree), per 100 linear feet. A Buffer B is required between the proposed Multi-Family and the Proposed retail however, the applicant has not shown this buffer at this time on the Plan. Per Section 6.3 of the Pender County Unified Development Ordinance, prior to zoning approval the applicant will need to update the Landscape Plan to detail to the above mentioned proposed Buffers.

Environmental Features

Preliminary analysis of the property shows portions of the project containing environmentally sensitive areas including wetlands. A wetland delineation for Blake Farm has been submitted and approved to the Army Corps of Engineers for this portion of the project. Any development within these areas will be subject to the permit requirements of Section 404 of the Clean Water Act (Attachment 3). Currently there are no proposed wetland impacts for the retail and the multi-family.

There does not appear that any CAMA Areas of Environmental Concern are located on the project site.

Water and Waste Water

The Blake Farm development lies within the Rocky Point/Topsail Water District and Pender County Utilities has indicated that they will serve this project with public water. Wastewater services will be provided by Pluris Hampstead, LLC. Letters of intent have been provided to the applicant of behalf of the utility providers and can be Attachment 4 and 5.

Project Density

The Pender County Unified Development Ordinance §4.8.1 calculates residential density by subtracting areas reserved as non-residential development, wetlands, rights of way and parking areas, and active and passive open space (if different from wetlands) from the total acreage of the tract. The overall density allowance approved for Blake Farm is 4.59 units/acre

Blake Farm Approved MDP Project Density	
Total Acreage	1,268.92
Non-Residential Acreage	146.21
Wetlands Acreage	370.76
Right-of-Way Acreage	53.90
Open Space Acreage	88.94
Active	(44.97)
Passive	(44.97)
Total Developable Land	653.08
Total Units	2998.00
Net Density	4.59

Blake Farm Proposed Density.	
Total Acreage	1298.57
Non-Residential Acreage	147.65
Wetlands Acreage	369.26
Right-of-Way Acreage	63.34
Open Space Acreage	Missing
Active	44.97
Passive	44.97
Total Developable Land	718.32
Total Units	2998
Net Density	4.17

Parcel Requirements

The proposed outparcels for the submittal meet the minimum lot size approved from the Master Development Plan. As outlined in UDO Section 4.8.1.D, the Master Development Plan establishes the required lots sizes, yard setbacks, and building height. At this time the applicant has proposed the setback seen in the table.

Setback Type	Setback Feet (SF-1)	Proposed Setbacks
Front	10 feet	25 feet
Side	*0 feet	10 feet
Rear	10 feet	15 feet
*Minimum 8-10' separation between structures. To comply with Building Code standards.		

Recreational Units

Based on the number of units proposed in this phase (244), 2.5 Recreational Units will be required to be demonstrated through on-site amenities or a payment in lieu of for recreational facilities. The applicant has demonstrated that on-site amenities will exceed the required Recreational Unit requirement and therefore compliance has been achieved. Developments falling above 1,000 units total recreation 10.0 units. Per Section 7.6.2 developments exceeding 1,000 dwelling units shall not be required to exceed the maximum of 10 recreational units. The applicant is proposed 2,998 dwelling units for the entire for the area. The multifamily phase is not proposed to exceed two hundred forty units (240) and the recreation unit of 2.5 or \$25,000 which the developer has proposed to be built out. The applicant has provided an Engineer’s Cost estimate. The items mentioned in the cost estimate are in compliance with Section 7.6.2.

Dwelling Units	Recreational Unit(s)	Financial Unit
34-99	1.0	\$10,000
100-150	1.5	\$15,000
151-200	2.0	\$20,000
201-250	2.5	\$25,000
251-300	3.0	\$30,000
301-350	3.5	\$35,000
351-400	4.0	\$40,000

The items proposed above are in compliance with the Unified Development Ordinance Section 7.6.2 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 grounds.

Parking Standards

Per Section 7.10.1 of the Pender County Unified Development Ordinance, off-street parking spaces shall be provided for all uses and buildings with multiple uses shall calculate parking based on the square footage of each use in the building. The required parking calculations are as follows:

Parking Calculations			
Use and Size	Calculation	Required Parking Spaces	Spaces Provided
Restaurant	1 per 100 SF floor area	310	310
Retail	1 per 225 SF floor area	75	75
Office	1 per 300 SF floor area	24	24
Aquarium	1 per 250 enclosed floor area	31	31
Multi-family	No requirement	No requirement	503
	Total	440	943

Per Section 8.3.2, landscape islands shall be provided within parking areas, except parking garages, as described below to prevent excessively long, contiguous runs of parking spaces. Section 8.3.2.C states that single row parking terminals cannot extend more than ten (10) contiguous parking spaces or more than one-hundred and twenty (120) feet, whichever is more restrictive. The applicant has designed the parking to meet this standard of Section 8.3.2.

Per Section 8.3.2.D, in the case of double row terminals, double row parking terminals with head-to-head parking cannot extend more than twenty (20) contiguous parking spaces, ten spaces by two rows (10 x 2), or extend more than one-hundred and twenty (120) feet, whichever is more restrictive. The applicant has designed the parking to meet this standard of Section 8.3.2.D.

However, a reduction in the required parking can be obtained by means of a Parking Study. Per Section 7.10.2, the parking study may be used to justify reductions in the minimum parking requirements, per 7.10.1 Minimum, up to a maximum of 20% required, and increases over 125% of the minimum parking required. The study shall be presented to the Planning Board at time of Master Development Plan. When an MDP is not required, the Administrator shall serve as the review and recommending authority. A 20% reduction of the required parking would amount to a required minimum of 352 parking spaces. The applicant is required to either provide the minimum required amount of parking spaces or submit a parking study in order to be compliant with the standards set by Section 7.10.1.

EVALUATION

- A. **Public Notifications:** Public Notice of the proposal for the Master Development Plan and Major Site Plan has been advertised in the Pender-Topsail Post and Voice. Adjacent property owners within 500' of the proposed development have been given written notice of the request, and a public notification sign has been placed on the property.
- B. **Existing Zoning in Area:** The property lies within a PD, Planned Development zoning district. The properties surrounding the proposed project to the south and east are zoned GB, General Business zoning district. An O&I, Office and Institutional zoning district property is located to the northeast, while the remainder of the property to the east and southeast is zoned RP, Residential Performance zoning district.
- C. **Existing Land Use in Area:** The property to the west and north are zoned PD and RA. The properties to the East is zoned RA and the is bound by US HWY 17 to the south. There are a few commercially utilized tracts along US HWY 17, Office & Institutional uses along the corner of Sidbury Road and US HWY 17 along with other residential uses.
- D. **2010 Comprehensive Land Use Plan:** The subject property is classified as Mixed Use in the 2010 Comprehensive Land Use Plan. 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.

Mixed Use areas are intended to help reduce sprawl by concentrating a mix of uses in convenient locations; by promoting an efficient sustainable pattern of land uses, and by providing most of the goods and services needed by residents in a coordinated, concentrated manner. Mixed Use areas are intended to reduce the number and length of auto trips by placing higher-density housing close to shopping and employment center. They also should function to improve the quality of life for residents living in higher density housing by placing daily conveniences, shops, and employment within walking distance.

The road network within Mixed Use areas should be designed to ensure that adjacent residential areas will have direct access to the non-residential portions of the mixed-use center in lieu of entering and exiting through thoroughfares and/or collector streets. Developments should provide or contribute to a pedestrian and road network that connects nonresidential and existing residential uses (multi-family and single-family) developments.

The proposed project, located along US HWY 17, is compatible with the Mixed-Use land use classification as well as the PD, Planned Development zoning district. The project fronts a major highway and provides adequate access to the site and provides the interconnectivity required in the PD zoning district. The site proposes to use a private regional wastewater service, as well as proposed water connection to a Pender County Utilities service line that runs along US HWY 17. The following goals and policies may support this request:

The proposal is potentially supported by three (3) policies and two (2) goals of the 2010 Comprehensive Land Use Plan:

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.1.2 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

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 Collector Street Plan.

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.

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.

The proposal incorporates required Collector Streets and conforms with adopted transportation plans. Pedestrian interconnectivity is provided, as well as the planned utilities to serve the development. The Mixed Use classification requires roadway and pedestrian connections within the development and to the surrounding area. The plan meets these requirements and is consistent with the Mixed-Use classification as described throughout this plan

The proposal does not appear to conflict with any policies within the 2010 Comprehensive Land Use Plan.

STAFF RECOMMENDATION

The proposal submitted is consistent with the approved Master Development Plan. Planning Staff is submitting the proposal for Planning Board disposition. The proposal is potentially supported by three (3) policies and

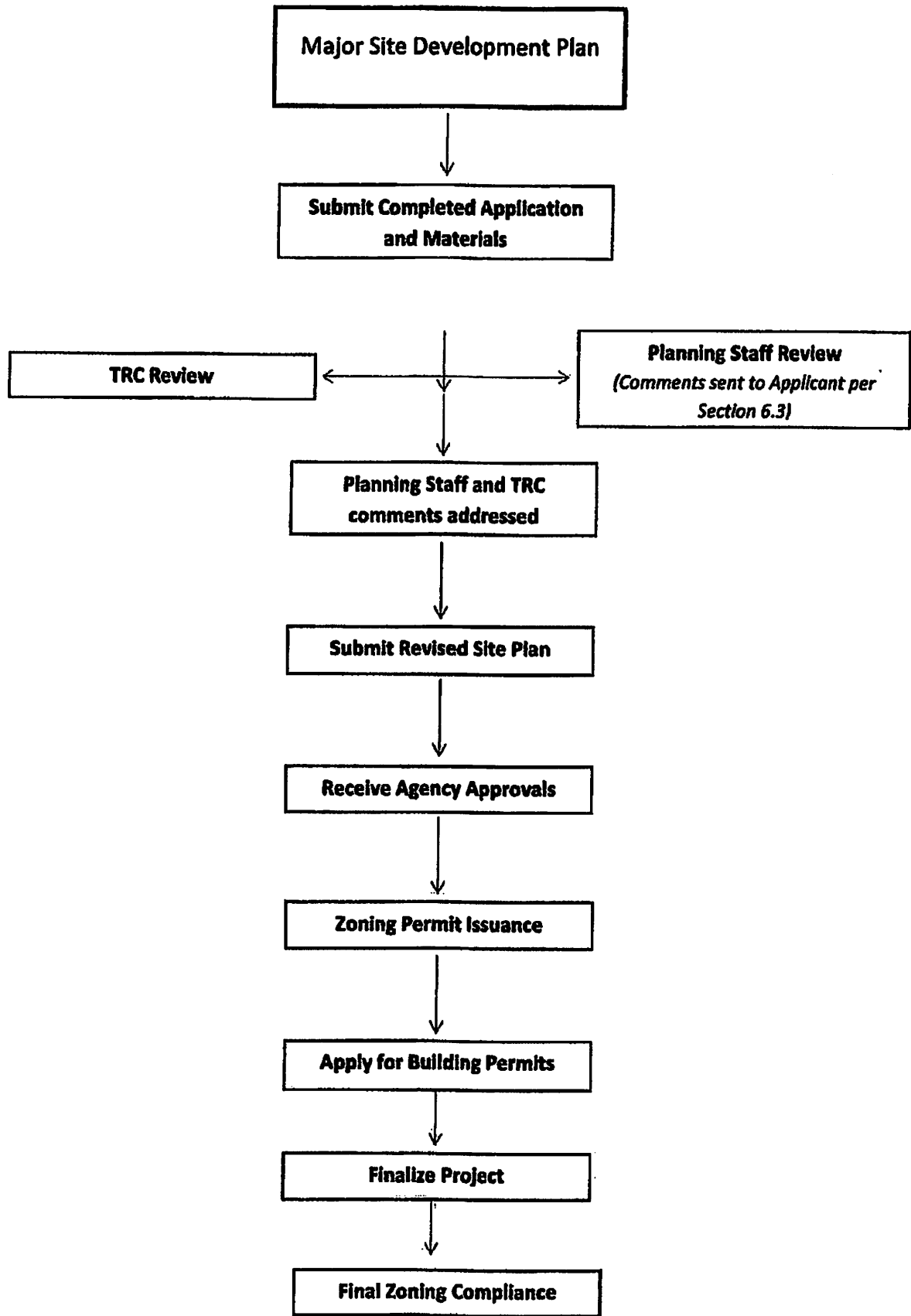
two (2) goals of the 2010 Comprehensive Land Use Plan. Therefore, Planning Staff recommends the approval of the Major Site Development Plan as requested and detailed in the report.

BOARD ACTION FOR PRELIMINARY PLAT

Motion: ___ **Seconded:** ___

Approved: ___ **Denied:** ___ **Unanimous:** ___ **Tabled:** ___

Fullerton: ___ **Baker:** ___ **Carter:** ___ **Jordan:** ___ **McClammy:** ___ **Nalee:** ___ **Rhodes:** ___



		Meeting Date	Complete Application Due Date
	January	1.4.17	12.22.16
	February	2.1.17	1.20.17
	March	3.1.17	2.17.17
	April	4.5.17	3.17.17
	May	5.3.17	4.21.17
	June	6.7.17	5.19.17
	July	7.5.17	6.16.17
	August	8.2.17	7.21.17
	September	9.6.17	8.18.17
	October	10.4.17	9.22.17
	November	11.1.17	10.20.17
	December	12.6.17	11.17.17

Complete Application Date: All documents must be received by 12PM on the deadline date to be considered a complete application.

Specific requirements can be found in Section 6.3 of the Pender County Unified Development Ordinance

Major Site Development Plan Specific Requirements

1. Major Site Development Application Submittal

- Site Plan (per Section 6.3)
 - Scale
 - North Arrow
 - All property information (zoning, setbacks, PIN #)
 - Adjacent property info (owner, zoning, use, PIN #)
 - References to any previously approved plans
 - Utility providers
 - All existing and proposed structures
 - Buffering (Section 8.2.6) & Landscaping (8.3)
 - Parking (Section 7.10)
 - Lighting
 - Cross Access Connections (Section 7.4.4)
 - AM/PM Peak Hour Trip Calculations (TIA required with 100 AM/PM trips or >1,000 trips per day)
 - Soil Erosion and Sedimentation Control Plan
 - Location of all environmental features
 - Stormwater management features
 - Proposed accesses, easements, streets, and sidewalks
- Permits received

2. TRC Meeting

- Site Plan Review
- Agency comments/requirements

3. Post-TRC Meeting

- Submit site plan with revisions
- Receive agency approvals
- Forward all agency approvals to Planning Staff.

4. Approval of Site Plan

- All TRC comments and agency requirements addressed
- Zoning approval allows for building permit process to begin
- Apply for building permits

5. Final Zoning

- Site Visit to check the following:
 - Landscaping
 - Buffering
 - Parking

Pender County Planning and Community Development

Planning Division
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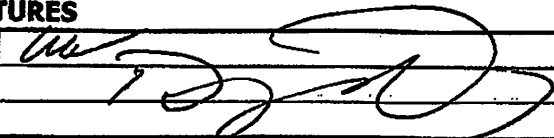

Phone: 910-259-1202
Fax: 910-259-1295
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MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE			
Date: 1/23/18	Permit Number: 724217	Permit Fee: 260	Invoice Number: 563
*Zoning Approval ONLY: YES / NO		Final Zoning Compliance Approved: YES / NO / N/A	
Type of Site Development Plan:	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Minor	
SECTION 1: GENERAL INFORMATION			
Applicant's Name:	Caviness & Cates-Watson Caviness	Property Owner's Name:	BFMF JV LLC
Applicant's Address:	639 Executive Place, Ste. 400	Property Owner's Address:	1202 Eastwood Road
City, State, & Zip	Fayetteville, NC 28305	City, State, & Zip	Wilmington, NC 28403
Phone Number:	910-481-0501	Phone Number:	
Email Address:	watson@cavinessandcates.com	Email Address:	
Legal relationship of applicant to land owner:	Developer		
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3271-32-4553	Total property acreage:	18.0
Zoning :	PD-Planned Development	Acreage to be disturbed:	17.2
Directions to Site:	North of US 17, east of Sidbury Road and south of Huggins Road in Scotts Hill, Pender County, North Carolina.		
Lot Size: _____	Sq Ft of Building: _____	Building Height: _____	
Setbacks	Front: _____	Side: _____	Rear: _____
NAICS Code/Use:			
Business Name:			
Describe activities to be undertaken on project site:	The preliminary layout includes a total of 240 units (10 apartment buildings with 24 units each), garages and one clubhouse building with amenities		
Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	Number of Employees:	Number of Members:	Seating Capacity:

**If the applicant is not the owner of the property, a notarized letter from the property owner may be required
Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...

SECTION 4: ADDITIONAL COMMENTS	

SECTION 5: SIGNATURES			
Applicant:		Date:	9/21/17
Owner:		Date:	9/22/17
Planning Staff:		Date:	

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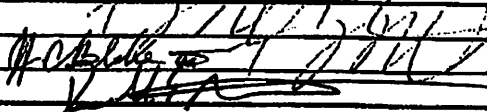
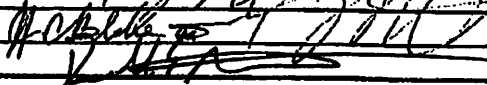
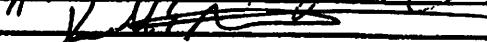
MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE			
Date: 1/29/18	Permit Number:	Permit Fee: 250	Invoice Number: 564
*Zoning Approval ONLY: YES / NO		Final Zoning Compliance Approved: YES / NO / N/A	
Type of Site Development Plan:	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Minor	
SECTION 1: GENERAL INFORMATION			
Applicant's Name:	Trask Land Company	Property Owner's Name:	Pender Farm Commercial LLC & Blakes of Scotts Hill
Applicant's Address:	1202 Eastwood Road	Property Owner's Address:	10565 US Hwy 17, Wilmington NC 28411
City, State, & Zip	Wilmington, NC 28403	City, State, & Zip	Wilmington, NC 28403
Phone Number:	910-799-8755	Phone Number:	910-799-8755
Email Address:	raiford@trasklandco.com	Email Address:	raiford@trasklandco.com
Legal relationship of applicant to land owner:	Developer		
SECTION 2: PROJECT INFORMATION			
3271-31-5757-0000 and 3261-94-4447-0000 PIN #'s			
PIN (Property Id #):	See above	Total property acreage:	14.7 (482.55 Total)
Zoning :	PD - Planned Development	Acreage to be disturbed:	11.4
Directions to Site:	North of US 17, east of Sidbury Road and south of Huggins Road in Scotts Hill, Pender County, North Carolina		
Lot Size:	Sq Ft of Building:	Building Height:	
Setbacks	Front:	Side:	Rear:
NAICS Code/Use:			
Business Name:			
Describe activities to be undertaken on project site:	Retail, office and restaurant uses.		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public			

**If the applicant is not the owner of the property, a notarized letter from the property owner may be required
Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...

SECTION 4: ADDITIONAL COMMENTS

SECTION 5: SIGNATURES

Applicant:		Date:	9/22/17
Owner:		Date:	9/22/17
Planning Staff:		Date:	1/29/18

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

MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE			
Date: 9-22-17	Permit Number: 726	Permit Fee: 1250	Invoice Number: 564
Zoning Approval ONLY: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Final Zoning Compliance Approved: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	
Type of Site Development Plan:	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Minor	
SECTION 1: GENERAL INFORMATION			
Applicant's Name:	Trask Land Company	Property Owner's Name:	Pender Farm Commercial LLC
Applicant's Address:	1202 Eastwood Road	Property Owner's Address:	1202 Eastwood Road
City, State, & Zip	Wilmington, NC 28403	City, State, & Zip	Wilmington, NC 28403
Phone Number:	910-799-8755	Phone Number:	910-799-8755
Email Address:	raiford@trasklandco.com	Email Address:	raiford@trasklandco.com
Legal relationship of applicant to land owner:	Developer		
SECTION 2: PROJECT INFORMATION			
3271-31-5757-0000 and 3261-94-4447-0000 PIN #'s			
PIN (Property Id #):	See above	Total property acreage:	14.7 (482.55 Total)
Zoning :	PD - Planned Development	Acreage to be disturbed:	11.4
Directions to Site:	North of US 17, east of Sidbury Road and south of Huggins Road in Scotts Hill, Pender County, North Carolina		
Lot Size:	Sq Ft of Building:	Building Height:	
Setbacks	Front:	Side:	Rear:
NAICS Code/Use:			
Business Name:			
Describe activities to be undertaken on project site:	Retail, office and restaurant uses.		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public			


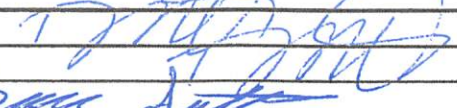

**If the applicant is not the owner of the property, a notarized letter from the property owner may be required
Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...

RECEIVED

Page 1

SEP 22 2017

PENDER PLANNING DEPT.

SECTION 4: ADDITIONAL COMMENTS		
SECTION 5: SIGNATURES		
Applicant:		Date: 9/22/17
Owner:		Date: 9/22/17
Planning Staff:		Date: 9/22/17

Blake Farm Retail First Phase Narrative:

The fifteen-acre site lies along US highway 17 on the northeast side of Blake Farm Boulevard. The site is proposed to have nine buildings which will provide a combination of uses including office, retail, restaurant and institutional. The main access to the site is proposed from Blake Farm Boulevard with a right in / right out secondary access on to US Highway 17. From the main entrance a shopping street is proposed with diagonal parking and wide sidewalks along the store fronts. Interior to the site and perpendicular to the shopping street, a landscape and pedestrian amenity is planned which will integrate the five interior buildings and provide a view corridor from the retail site into the adjoining apartment site to the north. Pedestrian connectivity will be emphasized with a series of sidewalks which will connect to the walks proposed within Blake Farm Boulevard and the apartment site proposed to the north. Parking is distributed throughout the site to improve walkability and to increase the aesthetics of the development by allowing for more landscape area and reduced masses of pavement.

Blake Farm Multi-Family Site Narrative:

The eighteen-acre site is located on Blake Farm Boulevard and is immediately adjacent to the first phase retail site that fronts on US Highway 17. The proposed apartment development will have ten buildings with twenty-four apartments in each building for a total of 240 units and eight detached, five car garages. The development will include a clubhouse with an outdoor swimming pool, an outdoor grill area, a children's play lot and a dog park. The main site entrance will be on Blake Farm Boulevard with a secondary entrance through the first phase retail site. Two pedestrian connections will be provided between the apartment and retail sites along with connection to the pedestrian system proposed within Blake Farm Boulevard.

Justification for relief from connectivity between the multifamily site and independent living site:

The area along the property line between the multifamily site and independent living site contains wetlands and jurisdictional waters. As the environmental impact permits for the Blake Farm Master Development are lumped together, the project is in the final stages of receiving an individual environmental impact permit; this process has been ongoing for almost two years. Because of this lengthy process and the environmentally sensitive features between these two sites, we do not believe that additional environmental impacts will be viewed as justifiable by NCDEQ. Such an amendment to request additional impacts would also delay the approval of the current permit request.

As a matter of security for the independent living and multifamily sites, additional connections are a concern as these can make control of access more difficult and would leave the sites more open for illegal activities.

RESIDENTIAL

SFD: Detached Conventional
SFD: Detached Zero Lot Line
SFD-Attached: Duplex
SFD-Attached: Multiplex
SFD-Townhouse (5+ attached)
Multifamily (condominium/apartment)
Upper Story Residential

ACCESSORY USES AND STRUCTURES

Accessory Structures

Sectors 31-33 MANUFACTURING

Artisan Manufacturing

Sectors 44-45 RETAIL TRADE

Electronics and Appliance Stores
Food and Beverage Stores
Health and Personal Care Stores
Gasoline Stations
Clothing and Clothing Accessories Stores
Sporting Goods, Hobby, Book, and Music Stores
Miscellaneous Store Retailers
Non store Retailers

Sectors 48-49: TRANSPORTATION AND WAREHOUSING

Postal Services

Sector 51: INFORMATION

Information
Finance and Insurance

Sector 53: REAL ESTATE AND RENTAL AND LEASING

Real Estate and Rental and Leasing

Sector 54: PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES

Professional, Scientific, & Technical Services

Sector 55: MANAGEMENT OF COMPANIES AND ENTERPRISES

Management of Companies and Enterprises

**Sector 56: ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT
AND REMEDIATION SERVICES**

Administrative and Support Services
Solid Waste Collection Public

Sector 61: EDUCATIONAL SERVICES

Educational Services
Business Schools, Computer & Management Training
Technical and Trade Schools
Other Schools and Instruction

Sector 62: HEALTH CARE AND SOCIAL ASSISTANCE

Ambulatory Health Care Services

Hospitals

Sector 62: HEALTH CARE AND SOCIAL ASSISTANCE

Nursing and Residential Care Facilities

Social Assistance

Sector 71: ARTS, ENTERTAINMENT, AND RECREATION

Performing Arts Companies

Agents and Managers for Artists, Athletes, Entertainers and Other Public Figures

Museums, Historical Sites and Similar Institutions

Golf Courses and Country Clubs

Fitness & Recreational Sports Centers

Bowling Centers

All Other Amusement & Recreation Industries

Aviation Clubs, Recreational

Canoeing, Recreational

Fishing Clubs, Recreational

Flying Clubs, Recreational

Guide Services (i.e. Fishing, Hunting, Tourist)

Sector 72: ACCOMMODATIONS AND FOOD SERVICES

Hotels and Motels

Bed and Breakfast Inns

All Other Traveler Accommodation

Rooming and Boarding Houses

Full Service Restaurants

Limited Service Eating Places

Special Food Services

Drinking Places (Alcoholic Beverages)

Sector 81: OTHER SERVICES, EXCEPT PUBLIC ADMINISTRATION

Personal and Household Goods Repair and Maintenance

Personal Care Services

Coin Operated Laundries and Drycleaners

Dry-cleaning and Laundry Services

Other Personal Services

Religious Organizations

Grant making and Giving Services

Social Advocacy Organizations

Civic and Social Organizations

Business, Professional, Labor, Political and Similar Organizations

Public Administration

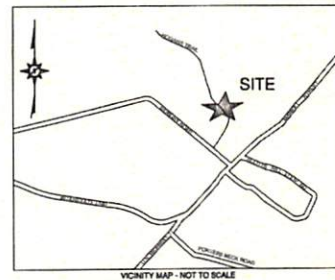
MISCELLANEOUS USES

Family Child Care Home

Public Parks

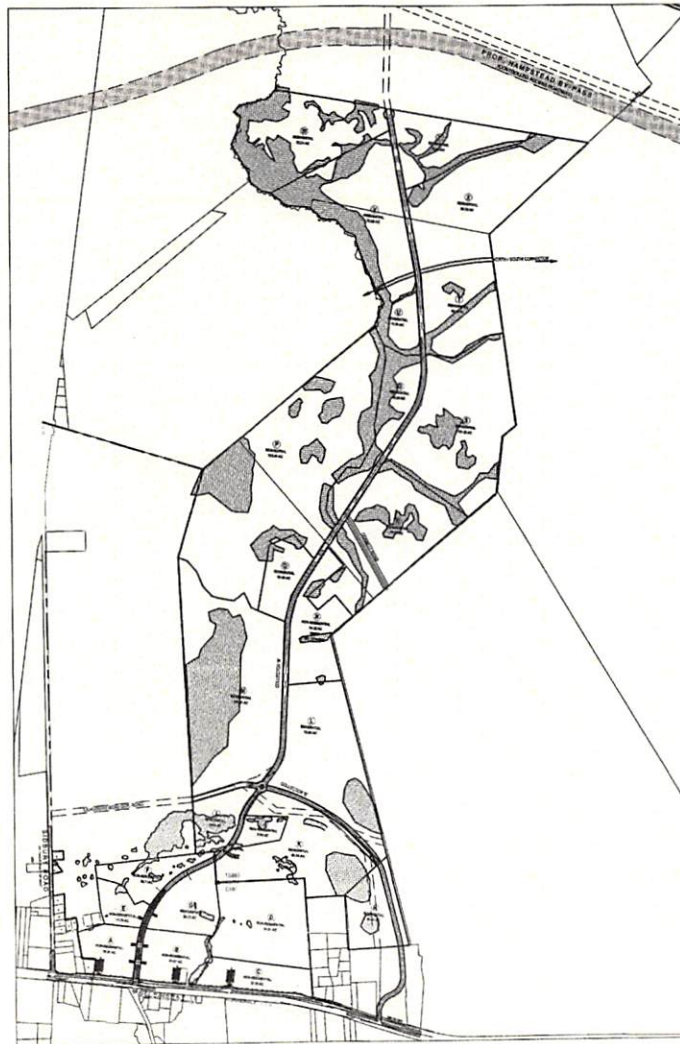
Temporary Manufactured Homes

Temporary Modular/Manufactured Offices



MASTER DEVELOPMENT PLAN

MAY 2, 2014



SHEET INDEX

SHEET #	DRAWING #
1	G-001
2	G-002
3	G-003
4	CS-100
5	CS-101
6	CS-102
7	CS-103
8	CS-104
9	CS-105
10	CS-106
11	CS-107
12	CS-108
13	CS-109
14	CS-110
15	CS-111
16	CS-112



BLAKE FARM

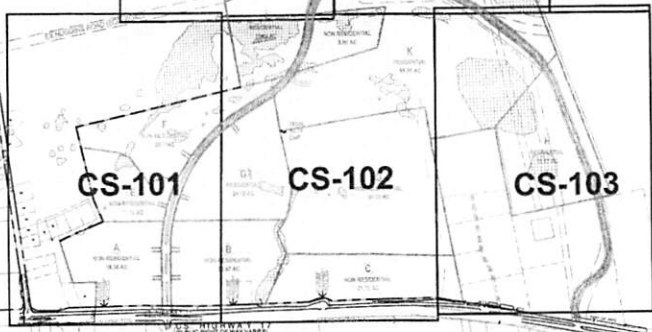
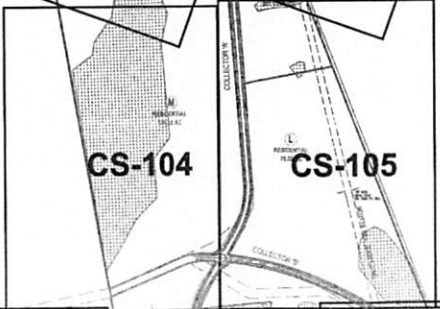
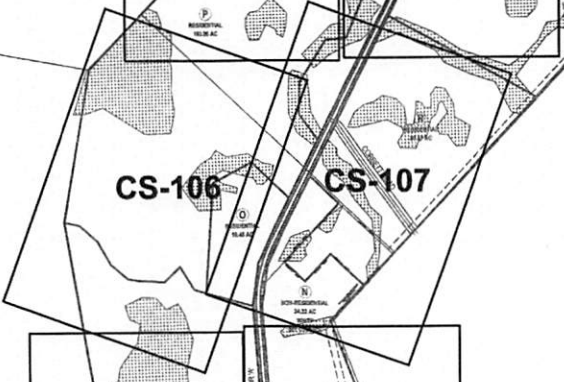
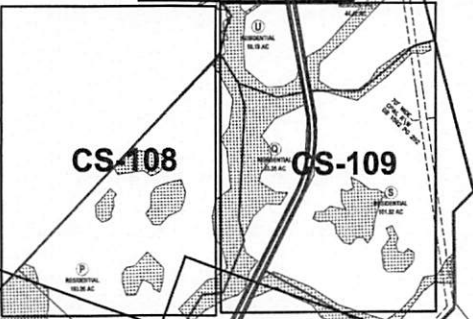
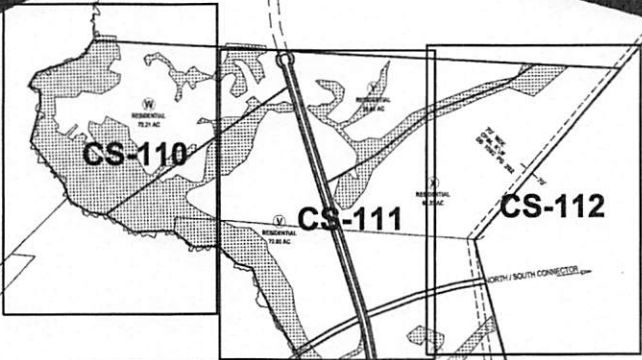
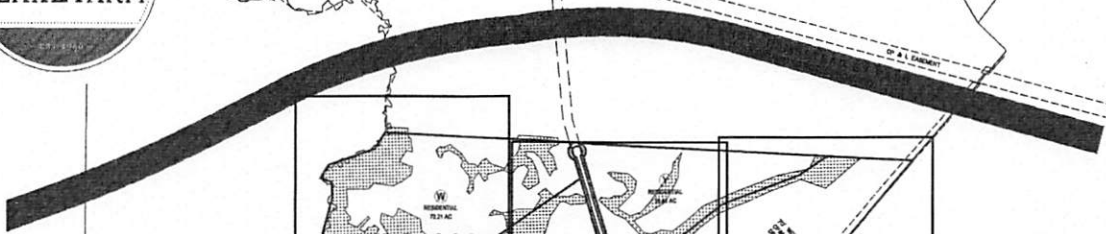
• A TRASK LAND COMPANY COMMUNITY •

APPROVED: 5/1/2014
 [Signature]
 Powder County Planning Dept.
 Powder County PB approved
 05-01-2014

MASTER PARCEL PLAT - PRELIMINARY
 05.02.2014



G-001



NEW HANOVER COUNTY LINE



J DAVIS ARCHITECTS

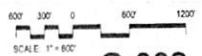
MCKIM & CREED



BLAKE FARM

A TRASK LAND COMPANY COMMUNITY

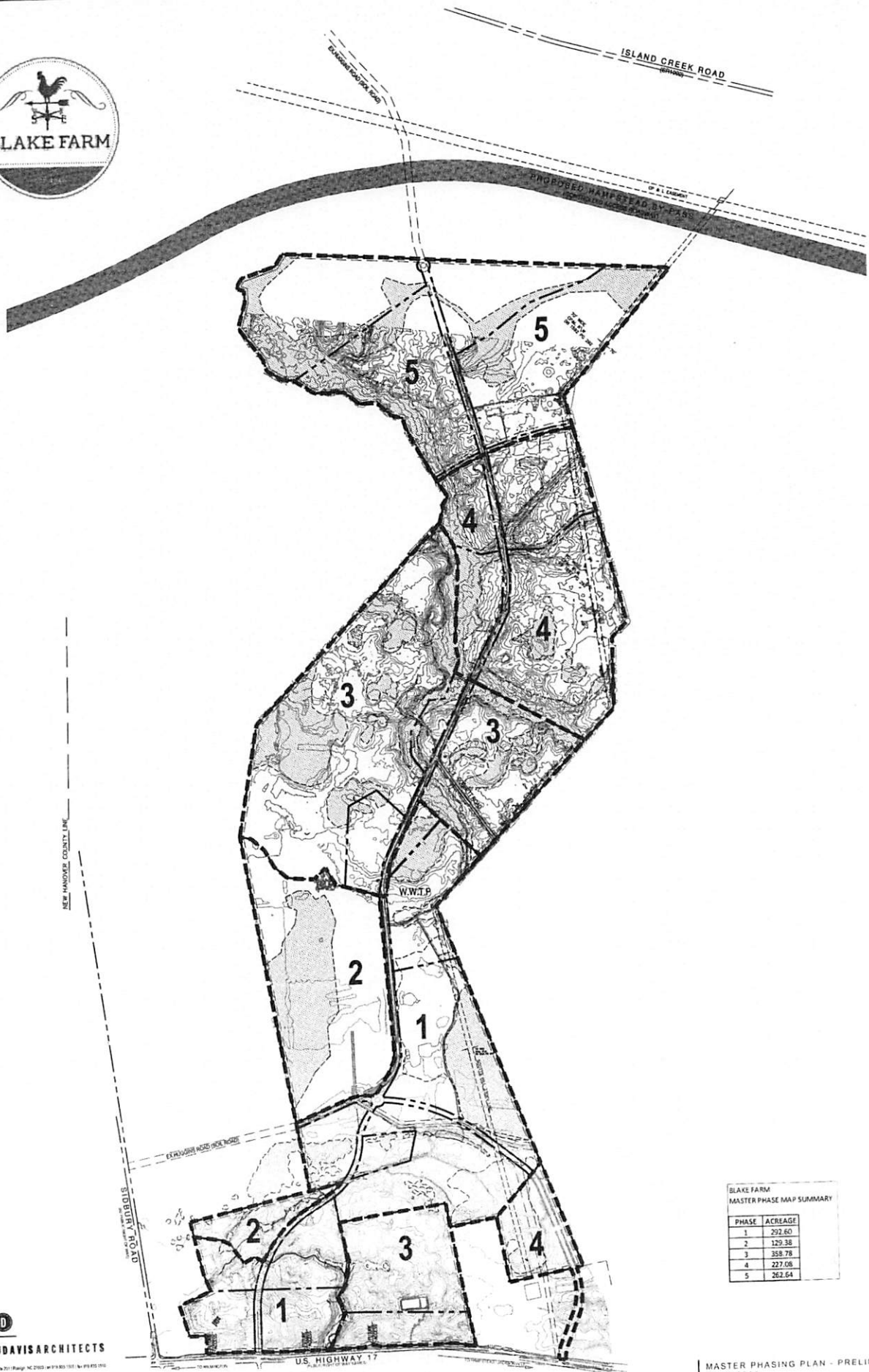
MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



SCALE 1" = 600'



G-002



BLAKE FARM
MASTER PHASE MAP SUMMARY

PHASE	ACREAGE
1	292.60
2	129.38
3	358.78
4	227.08
5	262.64

J DAVIS ARCHITECTS
 311 S. Broad St., Suite 201, Raleigh, NC 27601 • 919.833.1001 • 919.833.1002

MCKIM & CREED

Trask Land
CO INC.

BLAKE FARM
PENDER COUNTY, NC

• A TRASK LAND COMPANY COMMUNITY •

MASTER PHASING PLAN - PRELIMINARY
05.02.2014

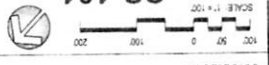




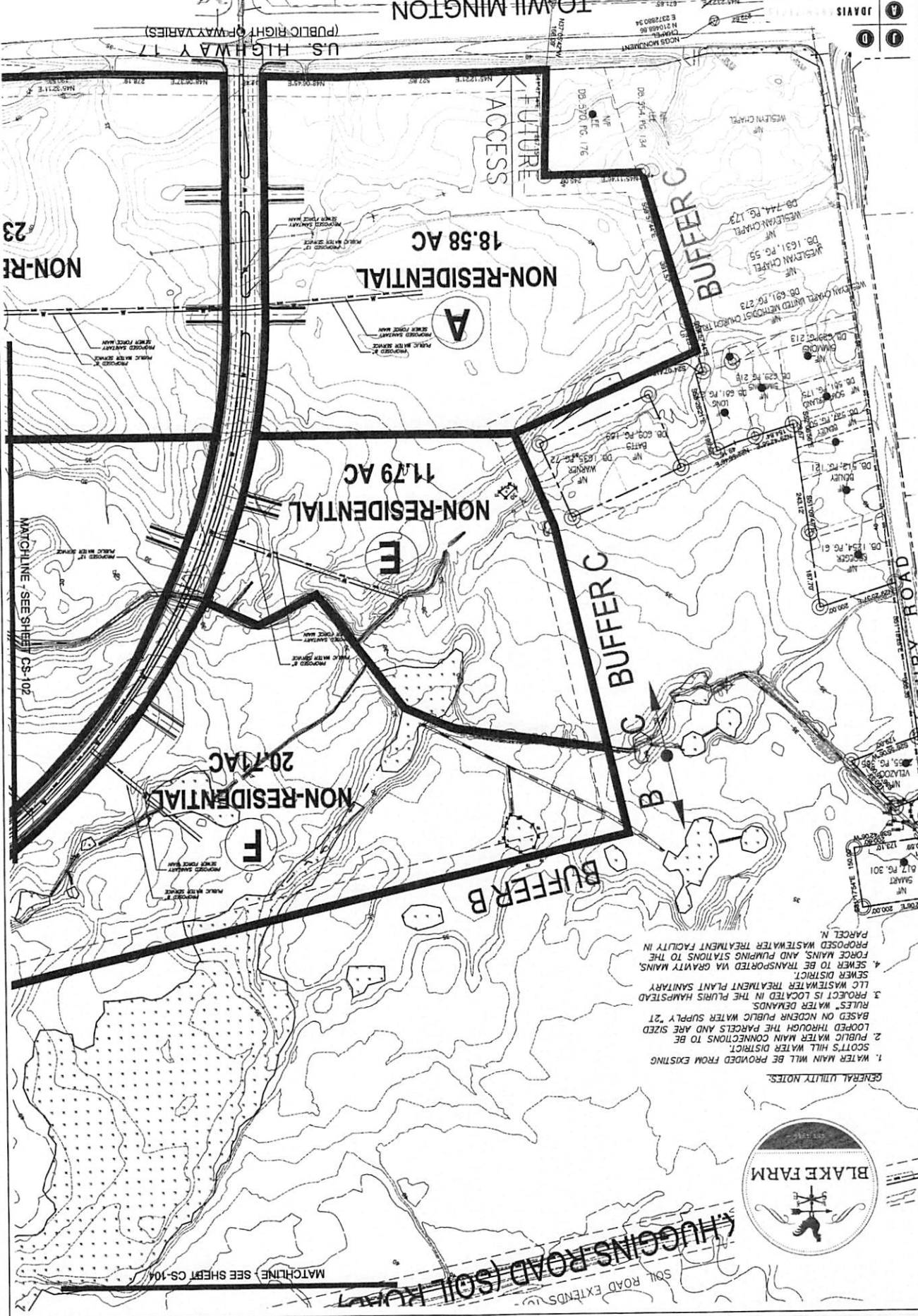
BLAKE FARM

A TRASK LAND COMPANY COMMUNITY

CS-101



MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



- GENERAL UTILITY NOTES:
1. WATER MAIN WILL BE PROVIDED FROM EXISTING SCOTT'S HILL WATER DISTRICT.
 2. PUBLIC WATER MAIN CONNECTIONS TO BE LOOPED THROUGH THE PARCELS AND ARE SIZED BASED ON NCDNR PUBLIC WATER SUPPLY '21.
 3. WATER DEMANDS FOR THE PROJECT IS LOCATED IN THE PLEURIS HAMPSHAD LLC WASTEWATER TREATMENT PLANT SANITARY SEWER DISTRICT.
 4. SEWER TO BE TRANSPORTED VIA GRAVITY MAINS, FORCE MAINS, AND PUMPING STATIONS TO THE PROPOSED WASTEWATER TREATMENT FACILITY IN PARCEL N.



HUGGINS ROAD (SOIL RUMPS)
SOIL ROAD EXTENDS TO

MATCHLINE - SEE SHEET CS-102

MATCHLINE - SEE SHEET CS-101

NON-RESIDENTIAL 23

NON-RESIDENTIAL 18.58 AC

NON-RESIDENTIAL 11.79 AC

NON-RESIDENTIAL 20.71 AC

A

E

F

BUFFER B

BUFFER C

BUFFER C

FUTURE ACCESS

TO WILMINGTON

U.S. HIGHWAY 17
(PUBLIC RIGHT OF WAY VARIES)

ADVIS



ESSENTIAL
0 AC

NON-RESIDENTIAL
8.90 AC

RESIDENTIAL
65.28 AC

RESIDENTIAL
24.72 AC

NON-RESIDENTIAL
54.51 AC

RESIDENTIAL
67 AC

NON-RESIDENT
21.76 AC

GENERAL UTILITY NOTES:

1. WATER MAIN WILL BE PROVIDED FROM EXISTING SCOTT'S HILL WATER DISTRICT.
2. PUBLIC WATER MAIN CONNECTIONS TO BE LOOPED THROUGH THE PARCELS AND ARE SIZED BASED ON NCDENR PUBLIC WATER SUPPLY "2T RULES" WATER DEMANDS.
3. PROJECT IS LOCATED IN THE PLURIS HAMPSTEAD LLC WASTEWATER TREATMENT PLANT SANITARY SEWER DISTRICT.
4. SEWER TO BE TRANSPORTED VIA GRAVITY MAINS, FORCE MAINS, AND PUMPING STATIONS TO THE PROPOSED WASTEWATER TREATMENT FACILITY IN PARCEL N.

FUTURE ACCESS

FUTURE ACCESS

TYPE A LANDSCAPE RIFFFR

TO JACKSONVILLE

J D
A J DAVIS

810 Barnwell Ave. Suite 201, Raleigh, NC 27603 (919) 876-1100 (919) 876-1101



BLAKE FARM

• A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



CS-102



MATCHLINE - SEE SHEET CS-105

MATCHLINE - SEE SHEET CS-102

BUFFER B

N/F
LARRY WHITTED
PIN 3271-44-9793-0000
DB 1530 PG 149

BUFFER B

N/F
ALAN WHITTED
PIN 3271-54-4570-0000
DB 1530 PG 149

H

RESIDENTIAL
28.67 AC

BUFFER C

N/F
HOWARD L. WHITTED SR.
PIN 3271-54-7425-0000
DB 1199 PG 197

BUFFER B

N/F
CAROLINA POWER & LIGHT
PIN 3271-64-0682-0000
DB 1504 PG 187

CP&L
SCOTTS HILL SUBSTATION

N/F
EMIL H. RUEGNER ET AL
PIN 3271-64-6831-0000
DB 932 PG 47

N/F
MARY BETH MORGAN
PIN 3271-65-9054-0000
DB 1042 PG 34

J DAVIS

KIM & CREED



BLAKE FARM

• A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



CS-103





GENERAL UTILITY NOTES:

1. WATER MAIN WILL BE PROVIDED FROM EXISTING SCOTT'S HILL WATER DISTRICT.
2. PUBLIC WATER MAIN CONNECTIONS TO BE LOOPED THROUGH THE PARCELS AND ARE SIZED BASED ON NCDENR PUBLIC WATER SUPPLY "2T RULES" WATER DEMANDS.
3. PROJECT IS LOCATED IN THE PLURIS HAMPSHAD LLC WASTEWATER TREATMENT PLANT SANITARY SEWER DISTRICT.
4. SEWER TO BE TRANSPORTED VIA GRAVITY MAINS, FORCE MAINS, AND PUMPING STATIONS TO THE PROPOSED WASTEWATER TREATMENT FACILITY IN PARCEL N.

BUFFER B

MATCHLINE - SEE SHEET CS-106

M
RESIDENTIAL
129.38 AC

MATCHLINE - SEE SHEET CS-105

PROPOSED 8" PUBLIC WATER SERVICE

PROPOSED 12" PUBLIC WATER SERVICE

PROPOSED 8" PUBLIC WATER SERVICE

N89°22'21"W
2.22' FROM A1 TO R

MATCHLINE SEE SHEETS CS-101 & CS-102

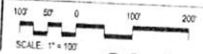
J DAVIS

MFKIM & CREED — **Trask Land**

BLAKE FARM

• A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



CS-104



(BY OTHERS)

MATCHLINE - SEE SHEET CS-107

COLLECTOR 'A'

MATCHLINE - SEE SHEETS CS-104

GENERAL UTILITY NOTES:

- 1. WATER MAIN WILL BE PROVIDED FROM EXISTING SCOTT'S HILL WATER DISTRICT.
- 2. PUBLIC WATER MAIN CONNECTIONS TO BE LOOPED THROUGH THE PARCELS AND ARE SIZED BASED ON NCDENR PUBLIC WATER SUPPLY "2T RULES" WATER DEMANDS.
- 3. PROJECT IS LOCATED IN THE PLURIS HAMPSTEAD LLC WASTEWATER TREATMENT PLANT SANITARY SEWER DISTRICT.
- 4. SEWER TO BE TRANSPORTED VIA GRAVITY MAINS, FORCE MAINS, AND PUMPING STATIONS TO THE PROPOSED WASTEWATER TREATMENT FACILITY IN PARCEL N.

RESIDENTIAL
75.52 AC

L

70' WIDE
CP&L R/W
DB 1592 PG 292

SCOTT'S HILL
230KV LINE

N/F
WILBUR R. CORBETT
DEED BOOK 1A, PAGE 6521

BUFFER B

COLLECTOR 'B'

J DAVIS

MATCHLINE - SEE SHEETS CS-102 & CS-103



Trask Land
CO INC.

BLAKE FARM

• A TRASK LAND COMPANY COMMUNITY •

MASTER PARCEL PLAT - PRELIMINARY
05.02.2014



CS-105



PENDER COUNTY UTILITIES

605 E. Fremont Street
P.O. Box 995
Burgaw, NC 28425
Phone - 910.259.1570
Fax - 910.259.1579
mmack@pendercountync.gov

Michael G. Mack
Director

April 16, 2014

Pender 1164 LLC.
1202 Eastwood Road
Wilmington, NC 28403

Re: Water Capacity and Ability to Serve
Blake Farm – Trask Land Company

Dear Mr. Shuttleworth and Mr. Trask:

In response to your inquiry regarding water capacity to serve the 1,164 acre Mixed Use Subdivision currently known as Blake Farm being proposed by Pender 1164 LLC., please find this letter as written confirmation that Pender County Utilities has sufficient water capacity to provide the public water service to this subdivision upon the properly designed, permitted, and installed water main extensions and services required to serve the development.

Please feel free to contact me should you have any questions pertaining to this matter.

Sincerely,

Michael G. Mack

Michael G. Mack

RECEIVED

SEP 22 2017

PENDER PLANNING DEPT.



MAURICE W. GALLARDA, PE
Managing Member

April 16, 2014

Ms. Tammy Spivey
Development Manager
Trask Land Company
1202 Eastwood Road
Wilmington, NC 28403

Re: Pluris Hampstead, LLC's Intent to Serve Confirmation Blake Farms Development Pender County, North Carolina

Dear Ms. Spivey,

This letter serves as confirmation of Pluris Hampstead, LLC's intent to serve the above referenced development with wastewater treatment in accordance with the requirements of the North Carolina Department of Environmental Management ("DENR").

Pluris Hampstead, LLC ("Pluris") has been in discussion with both the 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 Special Use Permit, recently approved for Pluris.

Pluris is currently in the design phase of the new membrane bio-reactor ("MBR") wastewater treatment plant and related force main that will service the Blake Farm Development. Construction is contemplated to be completed and the MBR plant operational within 13 to 15 months from the date of this letter.

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.

A handwritten signature in blue ink, appearing to read "Maurice W. Gallarda", with a long horizontal flourish extending to the right.

Maurice W. Gallarda, PE
Managing Member

RECEIVED

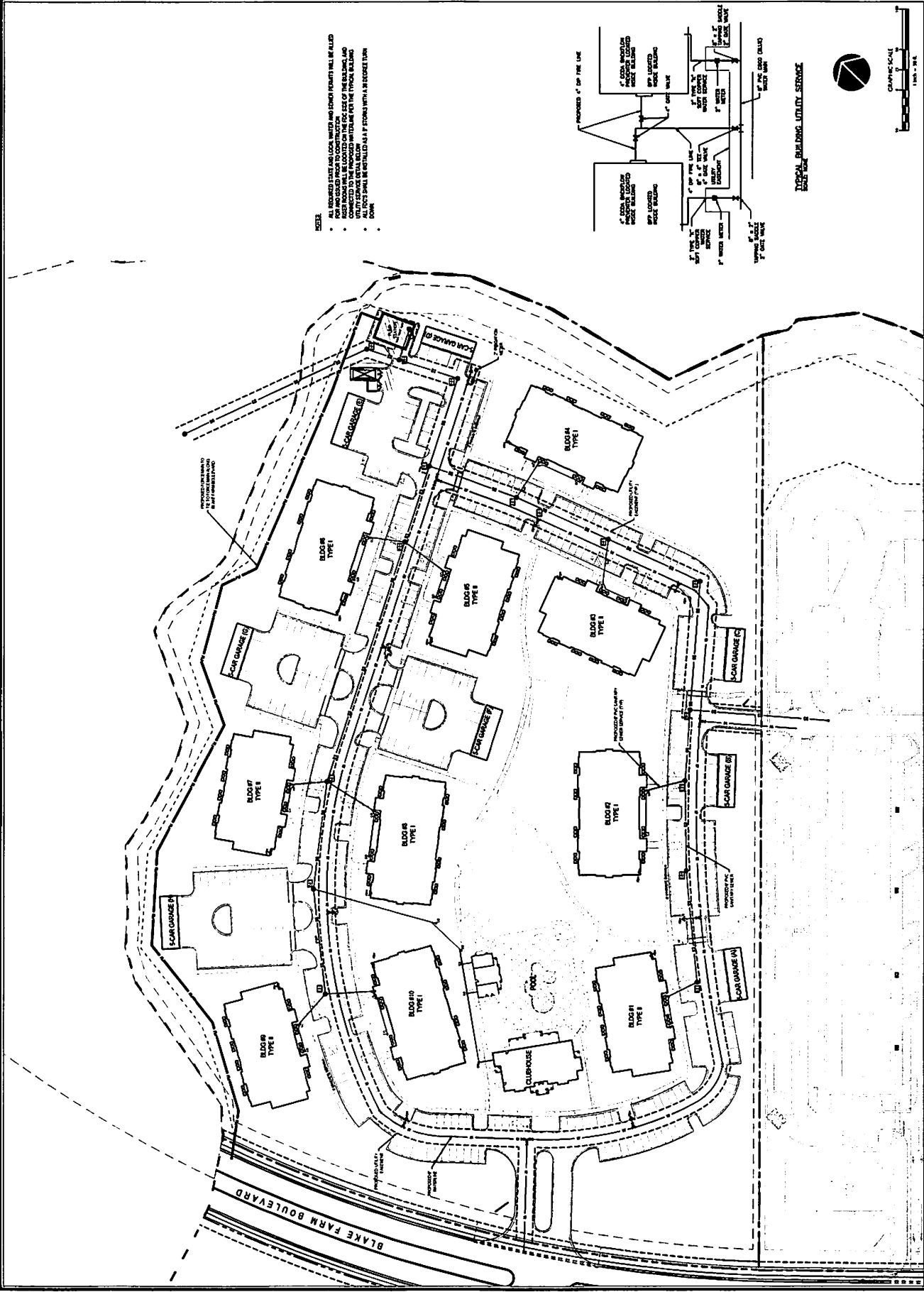
SEP 22 2017

PENDER PLANNING DEPT.

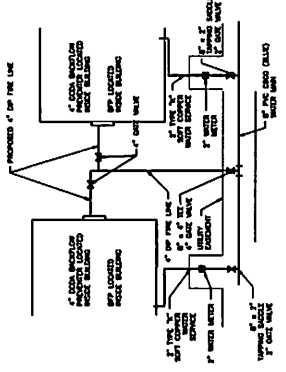
DATE: 03/20/2024
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
SCALE: AS SHOWN

PAUL RAY
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF NORTH CAROLINA

1. PRELIMINARY	DATE: 03/20/2024
2. PRELIMINARY	DATE: 03/20/2024



- NOTES:**
- ALL EXISTING UTILITIES AND NEW UTILITIES SHALL BE AS SHOWN ON THIS PLAN AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS SET FORTH IN THE PROJECT MANUAL AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AS APPLICABLE.
 - UTILITIES SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
 - UTILITIES SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.
 - UTILITIES SHALL BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.



LOCAL BUILDING UTILITY SERVICE

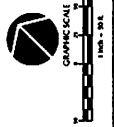
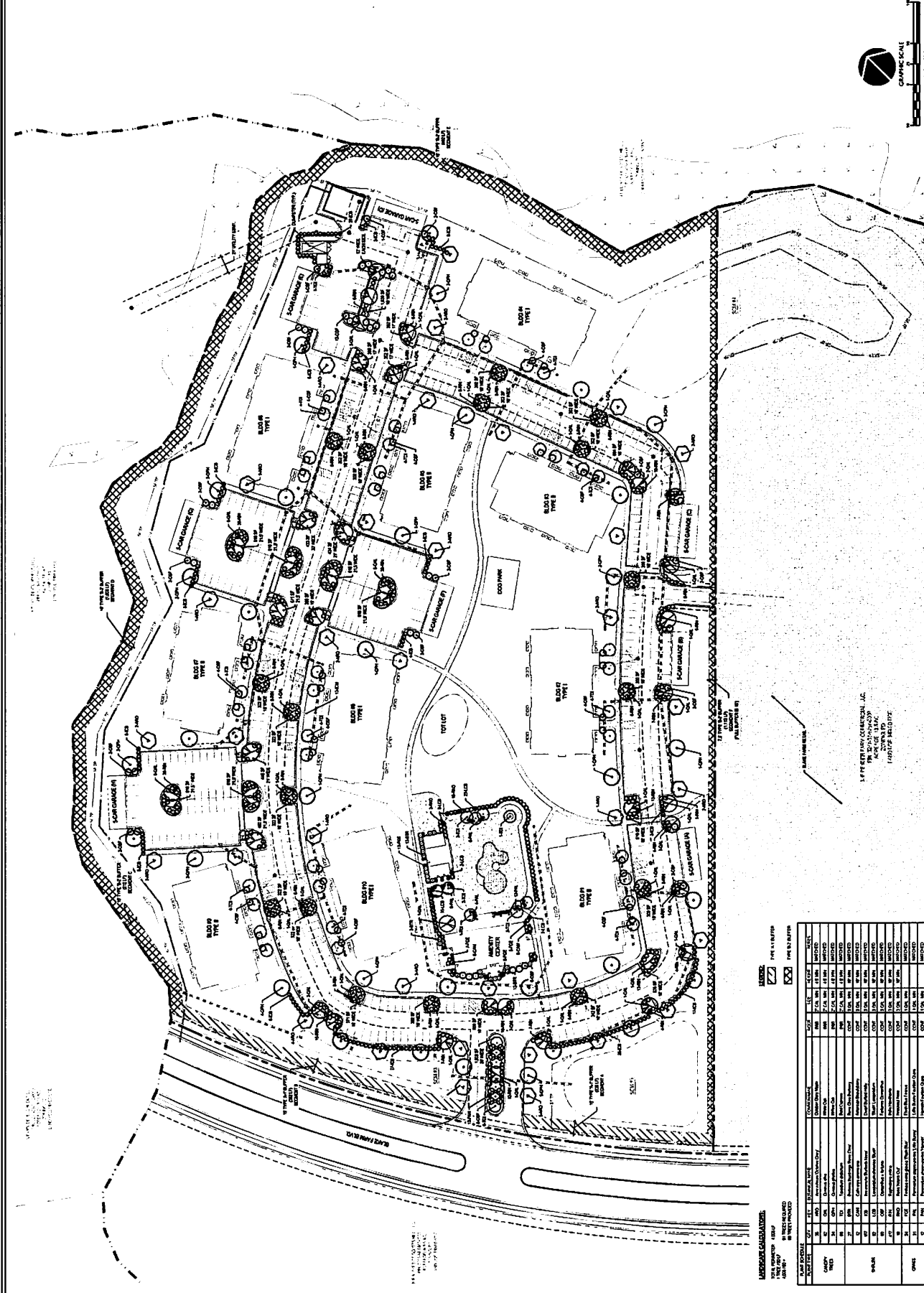




DATE	DESCRIPTION
03/10/2017	ISSUED FOR PERMITS
02/02/2017	ISSUED FOR PERMITS

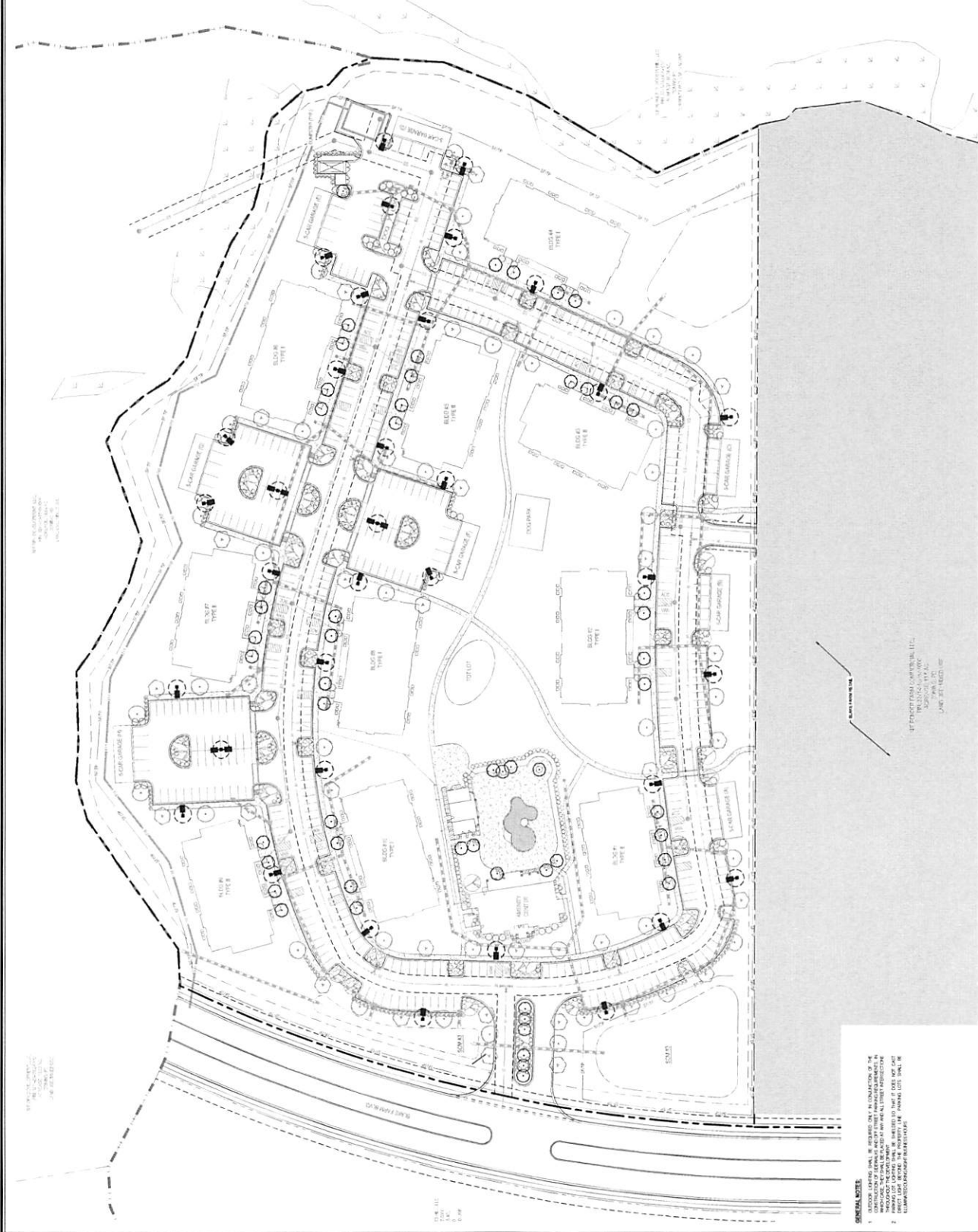


1	PRELIMINARY CONSTRUCTION
2	PRELIMINARY CONSTRUCTION
3	PRELIMINARY CONSTRUCTION
4	PRELIMINARY CONSTRUCTION
5	PRELIMINARY CONSTRUCTION
6	PRELIMINARY CONSTRUCTION
7	PRELIMINARY CONSTRUCTION
8	PRELIMINARY CONSTRUCTION
9	PRELIMINARY CONSTRUCTION
10	PRELIMINARY CONSTRUCTION



LANDSCAPE CALCULATIONS
DATE: 03/10/2017
BY: [Name]
CHECKED BY: [Name]

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
01	1" x 4" x 8" SPACED LUMBER	100	LF	1.50	150.00
02	2" x 4" x 8" SPACED LUMBER	100	LF	2.00	200.00
03	4" x 4" x 8" SPACED LUMBER	100	LF	3.00	300.00
04	6" x 6" x 8" SPACED LUMBER	100	LF	4.50	450.00
05	8" x 8" x 8" SPACED LUMBER	100	LF	6.00	600.00
06	10" x 10" x 8" SPACED LUMBER	100	LF	7.50	750.00
07	12" x 12" x 8" SPACED LUMBER	100	LF	9.00	900.00
08	14" x 14" x 8" SPACED LUMBER	100	LF	10.50	1050.00
09	16" x 16" x 8" SPACED LUMBER	100	LF	12.00	1200.00
10	18" x 18" x 8" SPACED LUMBER	100	LF	13.50	1350.00
11	20" x 20" x 8" SPACED LUMBER	100	LF	15.00	1500.00
12	22" x 22" x 8" SPACED LUMBER	100	LF	16.50	1650.00
13	24" x 24" x 8" SPACED LUMBER	100	LF	18.00	1800.00
14	26" x 26" x 8" SPACED LUMBER	100	LF	19.50	1950.00
15	28" x 28" x 8" SPACED LUMBER	100	LF	21.00	2100.00
16	30" x 30" x 8" SPACED LUMBER	100	LF	22.50	2250.00
17	32" x 32" x 8" SPACED LUMBER	100	LF	24.00	2400.00
18	34" x 34" x 8" SPACED LUMBER	100	LF	25.50	2550.00
19	36" x 36" x 8" SPACED LUMBER	100	LF	27.00	2700.00
20	38" x 38" x 8" SPACED LUMBER	100	LF	28.50	2850.00
21	40" x 40" x 8" SPACED LUMBER	100	LF	30.00	3000.00
22	42" x 42" x 8" SPACED LUMBER	100	LF	31.50	3150.00
23	44" x 44" x 8" SPACED LUMBER	100	LF	33.00	3300.00
24	46" x 46" x 8" SPACED LUMBER	100	LF	34.50	3450.00
25	48" x 48" x 8" SPACED LUMBER	100	LF	36.00	3600.00
26	50" x 50" x 8" SPACED LUMBER	100	LF	37.50	3750.00
27	52" x 52" x 8" SPACED LUMBER	100	LF	39.00	3900.00
28	54" x 54" x 8" SPACED LUMBER	100	LF	40.50	4050.00
29	56" x 56" x 8" SPACED LUMBER	100	LF	42.00	4200.00
30	58" x 58" x 8" SPACED LUMBER	100	LF	43.50	4350.00
31	60" x 60" x 8" SPACED LUMBER	100	LF	45.00	4500.00
32	62" x 62" x 8" SPACED LUMBER	100	LF	46.50	4650.00
33	64" x 64" x 8" SPACED LUMBER	100	LF	48.00	4800.00
34	66" x 66" x 8" SPACED LUMBER	100	LF	49.50	4950.00
35	68" x 68" x 8" SPACED LUMBER	100	LF	51.00	5100.00
36	70" x 70" x 8" SPACED LUMBER	100	LF	52.50	5250.00
37	72" x 72" x 8" SPACED LUMBER	100	LF	54.00	5400.00
38	74" x 74" x 8" SPACED LUMBER	100	LF	55.50	5550.00
39	76" x 76" x 8" SPACED LUMBER	100	LF	57.00	5700.00
40	78" x 78" x 8" SPACED LUMBER	100	LF	58.50	5850.00
41	80" x 80" x 8" SPACED LUMBER	100	LF	60.00	6000.00
42	82" x 82" x 8" SPACED LUMBER	100	LF	61.50	6150.00
43	84" x 84" x 8" SPACED LUMBER	100	LF	63.00	6300.00
44	86" x 86" x 8" SPACED LUMBER	100	LF	64.50	6450.00
45	88" x 88" x 8" SPACED LUMBER	100	LF	66.00	6600.00
46	90" x 90" x 8" SPACED LUMBER	100	LF	67.50	6750.00
47	92" x 92" x 8" SPACED LUMBER	100	LF	69.00	6900.00
48	94" x 94" x 8" SPACED LUMBER	100	LF	70.50	7050.00
49	96" x 96" x 8" SPACED LUMBER	100	LF	72.00	7200.00
50	98" x 98" x 8" SPACED LUMBER	100	LF	73.50	7350.00
51	100" x 100" x 8" SPACED LUMBER	100	LF	75.00	7500.00
52	102" x 102" x 8" SPACED LUMBER	100	LF	76.50	7650.00
53	104" x 104" x 8" SPACED LUMBER	100	LF	78.00	7800.00
54	106" x 106" x 8" SPACED LUMBER	100	LF	79.50	7950.00
55	108" x 108" x 8" SPACED LUMBER	100	LF	81.00	8100.00
56	110" x 110" x 8" SPACED LUMBER	100	LF	82.50	8250.00
57	112" x 112" x 8" SPACED LUMBER	100	LF	84.00	8400.00
58	114" x 114" x 8" SPACED LUMBER	100	LF	85.50	8550.00
59	116" x 116" x 8" SPACED LUMBER	100	LF	87.00	8700.00
60	118" x 118" x 8" SPACED LUMBER	100	LF	88.50	8850.00
61	120" x 120" x 8" SPACED LUMBER	100	LF	90.00	9000.00
62	122" x 122" x 8" SPACED LUMBER	100	LF	91.50	9150.00
63	124" x 124" x 8" SPACED LUMBER	100	LF	93.00	9300.00
64	126" x 126" x 8" SPACED LUMBER	100	LF	94.50	9450.00
65	128" x 128" x 8" SPACED LUMBER	100	LF	96.00	9600.00
66	130" x 130" x 8" SPACED LUMBER	100	LF	97.50	9750.00
67	132" x 132" x 8" SPACED LUMBER	100	LF	99.00	9900.00
68	134" x 134" x 8" SPACED LUMBER	100	LF	100.50	10050.00
69	136" x 136" x 8" SPACED LUMBER	100	LF	102.00	10200.00
70	138" x 138" x 8" SPACED LUMBER	100	LF	103.50	10350.00
71	140" x 140" x 8" SPACED LUMBER	100	LF	105.00	10500.00
72	142" x 142" x 8" SPACED LUMBER	100	LF	106.50	10650.00
73	144" x 144" x 8" SPACED LUMBER	100	LF	108.00	10800.00
74	146" x 146" x 8" SPACED LUMBER	100	LF	109.50	10950.00
75	148" x 148" x 8" SPACED LUMBER	100	LF	111.00	11100.00
76	150" x 150" x 8" SPACED LUMBER	100	LF	112.50	11250.00
77	152" x 152" x 8" SPACED LUMBER	100	LF	114.00	11400.00
78	154" x 154" x 8" SPACED LUMBER	100	LF	115.50	11550.00
79	156" x 156" x 8" SPACED LUMBER	100	LF	117.00	11700.00
80	158" x 158" x 8" SPACED LUMBER	100	LF	118.50	11850.00
81	160" x 160" x 8" SPACED LUMBER	100	LF	120.00	12000.00
82	162" x 162" x 8" SPACED LUMBER	100	LF	121.50	12150.00
83	164" x 164" x 8" SPACED LUMBER	100	LF	123.00	12300.00
84	166" x 166" x 8" SPACED LUMBER	100	LF	124.50	12450.00
85	168" x 168" x 8" SPACED LUMBER	100	LF	126.00	12600.00
86	170" x 170" x 8" SPACED LUMBER	100	LF	127.50	12750.00
87	172" x 172" x 8" SPACED LUMBER	100	LF	129.00	12900.00
88	174" x 174" x 8" SPACED LUMBER	100	LF	130.50	13050.00
89	176" x 176" x 8" SPACED LUMBER	100	LF	132.00	13200.00
90	178" x 178" x 8" SPACED LUMBER	100	LF	133.50	13350.00
91	180" x 180" x 8" SPACED LUMBER	100	LF	135.00	13500.00
92	182" x 182" x 8" SPACED LUMBER	100	LF	136.50	13650.00
93	184" x 184" x 8" SPACED LUMBER	100	LF	138.00	13800.00
94	186" x 186" x 8" SPACED LUMBER	100	LF	139.50	13950.00
95	188" x 188" x 8" SPACED LUMBER	100	LF	141.00	14100.00
96	190" x 190" x 8" SPACED LUMBER	100	LF	142.50	14250.00
97	192" x 192" x 8" SPACED LUMBER	100	LF	144.00	14400.00
98	194" x 194" x 8" SPACED LUMBER	100	LF	145.50	14550.00
99	196" x 196" x 8" SPACED LUMBER	100	LF	147.00	14700.00
100	198" x 198" x 8" SPACED LUMBER	100	LF	148.50	14850.00



GENERAL NOTES:

1. EXISTING LIGHTING SHALL BE IDENTIFIED ONLY IN CONSULTATION OF THE OWNER. ALL NEW LIGHTING SHALL BE IDENTIFIED BY A CIRCLE WITH THE LIGHTING SYMBOL AND A NUMBER IN EACH OF THE FOUR QUADRANTS. LIGHTING SHALL BE IDENTIFIED BY A CIRCLE WITH THE LIGHTING SYMBOL AND A NUMBER IN EACH OF THE FOUR QUADRANTS. LIGHTING SHALL BE IDENTIFIED BY A CIRCLE WITH THE LIGHTING SYMBOL AND A NUMBER IN EACH OF THE FOUR QUADRANTS.
2. LIGHTING SHALL BE IDENTIFIED BY A CIRCLE WITH THE LIGHTING SYMBOL AND A NUMBER IN EACH OF THE FOUR QUADRANTS. LIGHTING SHALL BE IDENTIFIED BY A CIRCLE WITH THE LIGHTING SYMBOL AND A NUMBER IN EACH OF THE FOUR QUADRANTS.

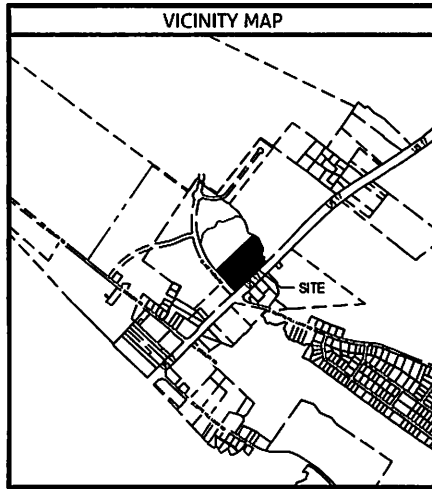
PREPARED BY: J. WILSON
DATE: 03/20/2024

CONSTRUCTION PLAN
 PROJECT NO. 103-024-113
 2018 SUBMITTAL 03/29/18

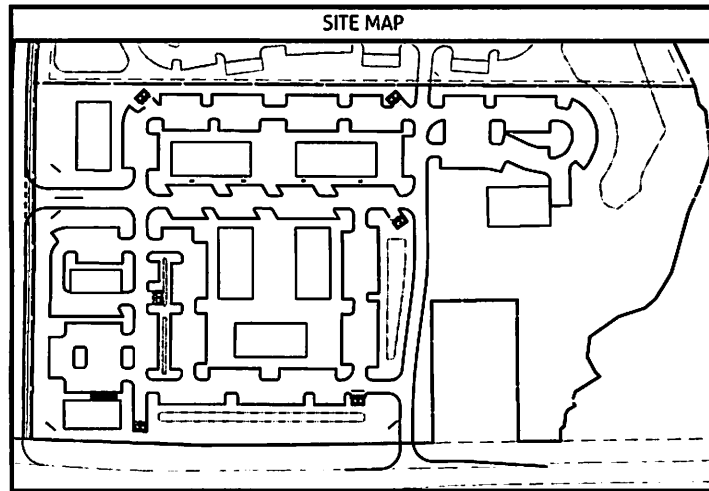
SITE PLAN DRAWINGS FOR BLAKE FARM-RETAIL

PENDER COUNTY, NC

1ST SUBMITTAL: SEPTEMBER 21, 2017
 2ND SUBMITTAL: NOVEMBER 17, 2017
 3RD SUBMITTAL: JANUARY 22, 2018



NOT TO SCALE



SCALE: 1" = 100'

SHEET LIST TABLE	
SHEET NUMBER	SHEET NAME
C0.0	COVER
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	DRAINAGE PLAN
C5.0	EROSION CONTROL PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
L2.0	LIGHTING PLAN

APPROVED BY PENDER COUNTY LIMITED
 DEVELOPMENT ADMINISTRATOR

 Administrator

 Approval Date

 Site plan valid for two (2) years from approval date



LEGEND	
EXISTING	PROPOSED
☒	FIRE HYDRANT
—P—	POWER POLE
• IP	IRON PIPE SET
• IP	IRON PIPE FOUND
• CP	FIBER OPTIC MANHOLE
• WC	WATER VALVE
• CB	CATCH BASIN
• SM	SANITARY MANHOLE
• BO	BLOW OFF VALVE
• FC	FCC
---	PROJECT BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	RIGHT OF WAY
---	OVERHEAD ELECTRIC LINE
---	SANITARY SEWER LINE
---	STORM DRAINAGE LINE
---	WATER LINE
---	MAJOR CONTOUR LINE
---	MINOR CONTOUR LINE
---	ROAD

PREPARED BY:

WithersRavenel

Engineers | Planners | Surveyors

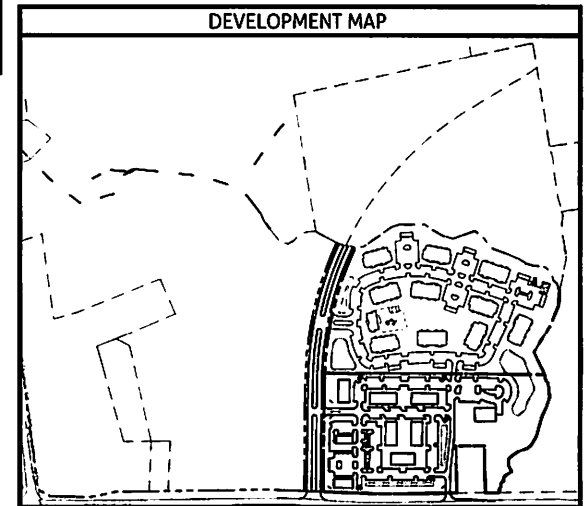
219 Station Road Suite 101 | Wilmington, NC 28405 | T: 910.256.9277 | License #: C-0832 | www.withersravenel.com

OWNER/DEVELOPER

PENDER FARM COMMERCIAL, LLC

1202 EASTWOOD ROAD
 WILMINGTON, NC 28403
 (910) 799-8755

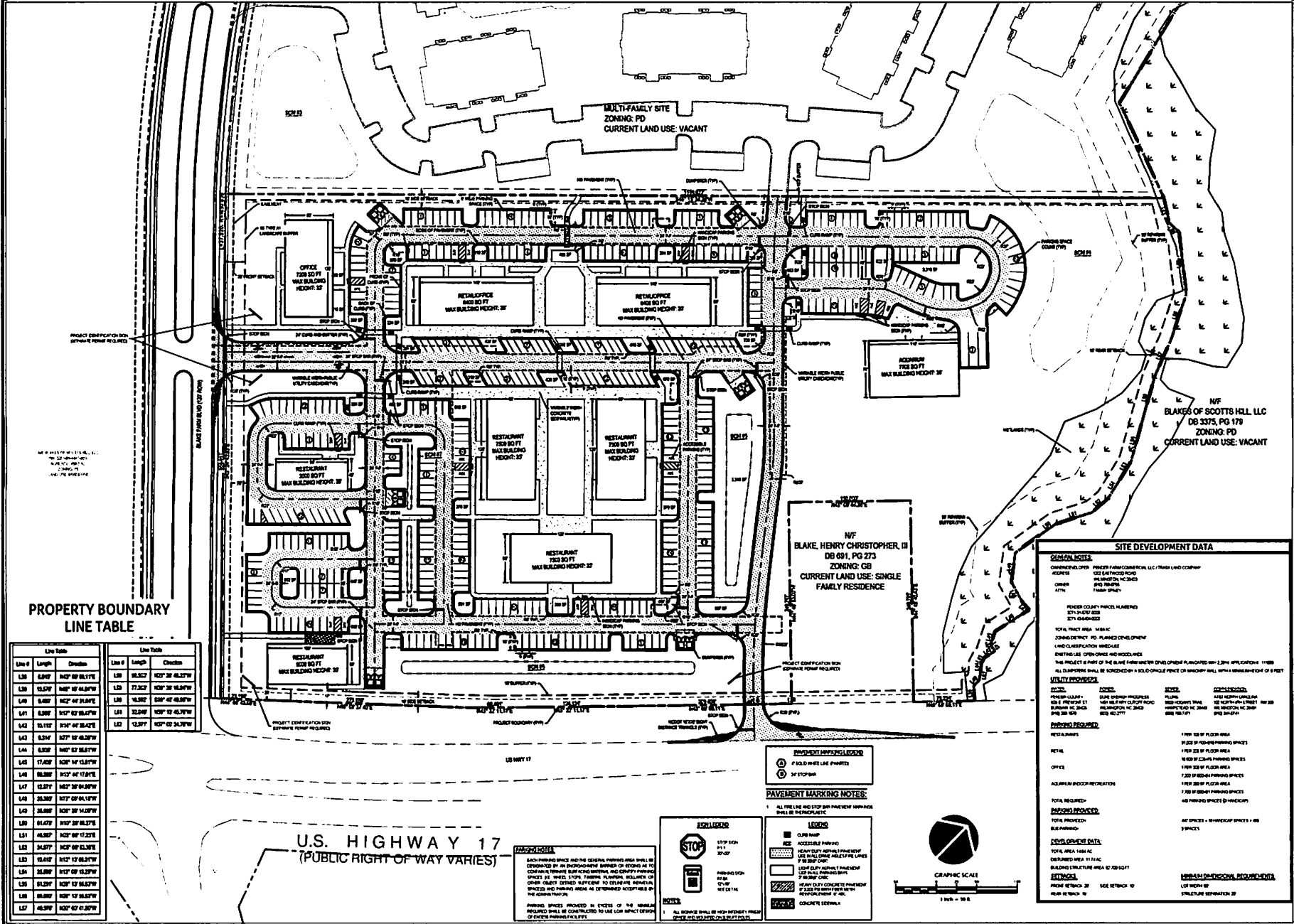
ATTN: TAMMY SPIVEY



10/17/17 1:15 PM P:\Projects\Blake Farm Retail\Drawings\Site Plan\Site Plan.dwg User: jgibson



1	REVISION COMMENTS	01/17/17
2	REVISION COMMENTS	01/25/18



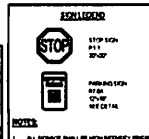
PROPERTY BOUNDARY LINE TABLE

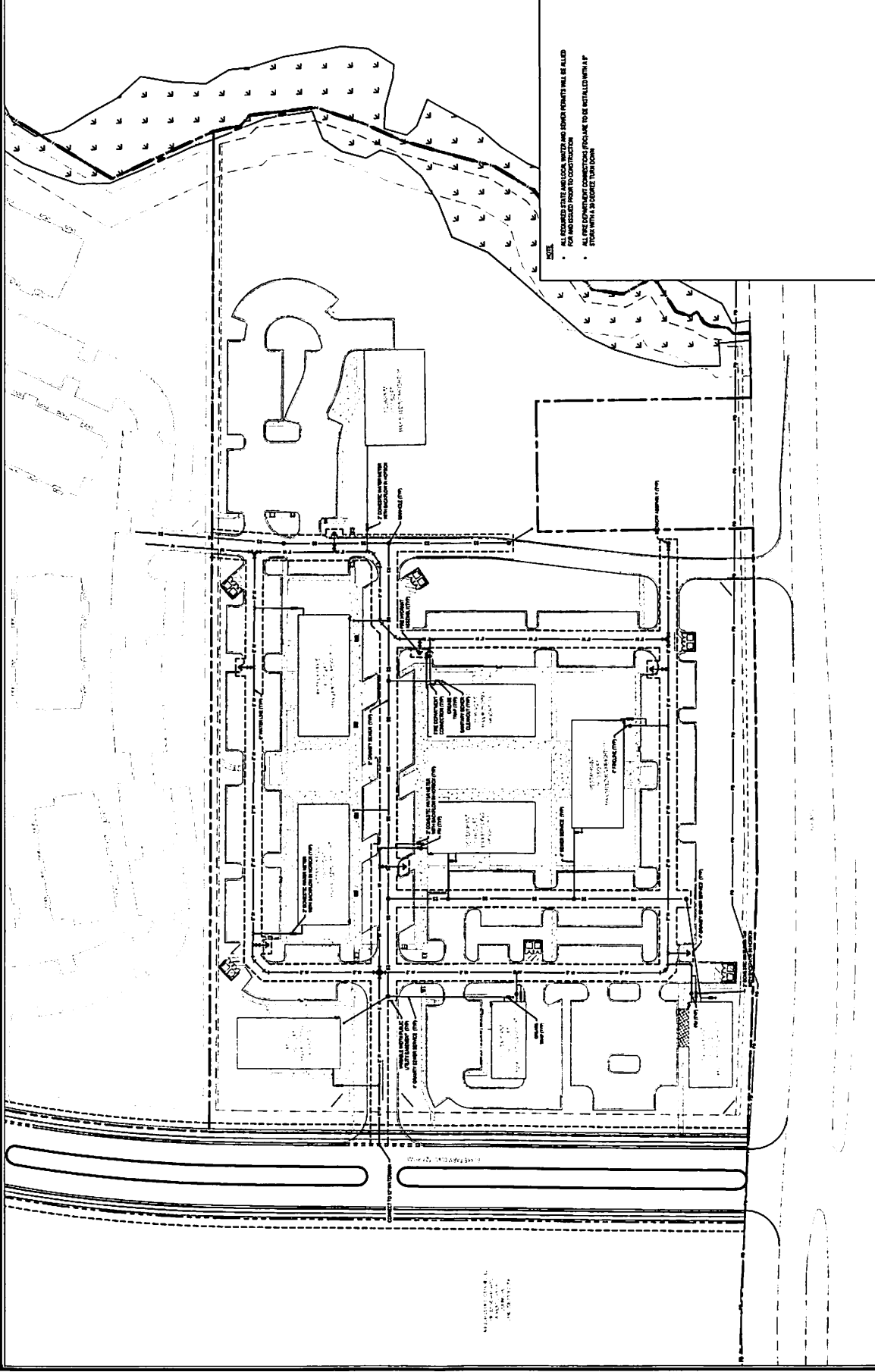
Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L38	6.842'	N20° 00' 00" E 31.171'	L39	18.323'	N27° 30' 00" W 48.274'
L39	13.579'	N46° 00' 00" E 48.879'	L40	17.323'	N20° 30' 00" W 48.879'
L40	9.882'	N20° 00' 00" E 31.171'	L41	16.392'	S20° 00' 00" W 48.879'
L41	6.882'	S17° 00' 00" E 31.171'	L42	22.249'	N20° 12' 00" W 48.879'
L42	15.112'	S17° 00' 00" E 31.171'	L43	12.277'	N27° 00' 00" W 34.287'
L43	8.214'	S17° 00' 00" E 31.171'	L44	6.252'	N47° 00' 00" E 31.171'
L44	6.252'	N47° 00' 00" E 31.171'	L45	17.422'	N20° 12' 00" W 48.879'
L45	17.422'	N20° 12' 00" W 48.879'	L46	18.289'	N17° 00' 00" E 31.171'
L46	18.289'	N17° 00' 00" E 31.171'	L47	12.277'	N27° 00' 00" W 34.287'
L47	12.277'	N27° 00' 00" W 34.287'	L48	26.389'	N17° 00' 00" E 31.171'
L48	26.389'	N17° 00' 00" E 31.171'	L49	26.389'	N17° 00' 00" E 31.171'
L49	26.389'	N17° 00' 00" E 31.171'	L50	26.389'	N17° 00' 00" E 31.171'
L50	26.389'	N17° 00' 00" E 31.171'	L51	14.587'	N20° 00' 00" E 31.171'
L51	14.587'	N20° 00' 00" E 31.171'	L52	14.587'	N20° 00' 00" E 31.171'
L52	14.587'	N20° 00' 00" E 31.171'	L53	14.587'	N20° 00' 00" E 31.171'
L53	14.587'	N20° 00' 00" E 31.171'	L54	14.587'	N20° 00' 00" E 31.171'
L54	14.587'	N20° 00' 00" E 31.171'	L55	14.587'	N20° 00' 00" E 31.171'
L55	14.587'	N20° 00' 00" E 31.171'	L56	14.587'	N20° 00' 00" E 31.171'
L56	14.587'	N20° 00' 00" E 31.171'	L57	14.587'	N20° 00' 00" E 31.171'
L57	14.587'	N20° 00' 00" E 31.171'	L58	14.587'	N20° 00' 00" E 31.171'
L58	14.587'	N20° 00' 00" E 31.171'	L59	14.587'	N20° 00' 00" E 31.171'
L59	14.587'	N20° 00' 00" E 31.171'	L60	14.587'	N20° 00' 00" E 31.171'
L60	14.587'	N20° 00' 00" E 31.171'	L61	14.587'	N20° 00' 00" E 31.171'
L61	14.587'	N20° 00' 00" E 31.171'	L62	14.587'	N20° 00' 00" E 31.171'
L62	14.587'	N20° 00' 00" E 31.171'	L63	14.587'	N20° 00' 00" E 31.171'
L63	14.587'	N20° 00' 00" E 31.171'	L64	14.587'	N20° 00' 00" E 31.171'
L64	14.587'	N20° 00' 00" E 31.171'	L65	14.587'	N20° 00' 00" E 31.171'
L65	14.587'	N20° 00' 00" E 31.171'	L66	14.587'	N20° 00' 00" E 31.171'
L66	14.587'	N20° 00' 00" E 31.171'	L67	14.587'	N20° 00' 00" E 31.171'
L67	14.587'	N20° 00' 00" E 31.171'	L68	14.587'	N20° 00' 00" E 31.171'
L68	14.587'	N20° 00' 00" E 31.171'	L69	14.587'	N20° 00' 00" E 31.171'
L69	14.587'	N20° 00' 00" E 31.171'	L70	14.587'	N20° 00' 00" E 31.171'
L70	14.587'	N20° 00' 00" E 31.171'	L71	14.587'	N20° 00' 00" E 31.171'
L71	14.587'	N20° 00' 00" E 31.171'	L72	14.587'	N20° 00' 00" E 31.171'
L72	14.587'	N20° 00' 00" E 31.171'	L73	14.587'	N20° 00' 00" E 31.171'
L73	14.587'	N20° 00' 00" E 31.171'	L74	14.587'	N20° 00' 00" E 31.171'
L74	14.587'	N20° 00' 00" E 31.171'	L75	14.587'	N20° 00' 00" E 31.171'
L75	14.587'	N20° 00' 00" E 31.171'	L76	14.587'	N20° 00' 00" E 31.171'
L76	14.587'	N20° 00' 00" E 31.171'	L77	14.587'	N20° 00' 00" E 31.171'
L77	14.587'	N20° 00' 00" E 31.171'	L78	14.587'	N20° 00' 00" E 31.171'
L78	14.587'	N20° 00' 00" E 31.171'	L79	14.587'	N20° 00' 00" E 31.171'
L79	14.587'	N20° 00' 00" E 31.171'	L80	14.587'	N20° 00' 00" E 31.171'
L80	14.587'	N20° 00' 00" E 31.171'	L81	14.587'	N20° 00' 00" E 31.171'
L81	14.587'	N20° 00' 00" E 31.171'	L82	14.587'	N20° 00' 00" E 31.171'
L82	14.587'	N20° 00' 00" E 31.171'	L83	14.587'	N20° 00' 00" E 31.171'
L83	14.587'	N20° 00' 00" E 31.171'	L84	14.587'	N20° 00' 00" E 31.171'
L84	14.587'	N20° 00' 00" E 31.171'	L85	14.587'	N20° 00' 00" E 31.171'
L85	14.587'	N20° 00' 00" E 31.171'	L86	14.587'	N20° 00' 00" E 31.171'
L86	14.587'	N20° 00' 00" E 31.171'	L87	14.587'	N20° 00' 00" E 31.171'
L87	14.587'	N20° 00' 00" E 31.171'	L88	14.587'	N20° 00' 00" E 31.171'
L88	14.587'	N20° 00' 00" E 31.171'	L89	14.587'	N20° 00' 00" E 31.171'
L89	14.587'	N20° 00' 00" E 31.171'	L90	14.587'	N20° 00' 00" E 31.171'
L90	14.587'	N20° 00' 00" E 31.171'	L91	14.587'	N20° 00' 00" E 31.171'
L91	14.587'	N20° 00' 00" E 31.171'	L92	14.587'	N20° 00' 00" E 31.171'
L92	14.587'	N20° 00' 00" E 31.171'	L93	14.587'	N20° 00' 00" E 31.171'
L93	14.587'	N20° 00' 00" E 31.171'	L94	14.587'	N20° 00' 00" E 31.171'
L94	14.587'	N20° 00' 00" E 31.171'	L95	14.587'	N20° 00' 00" E 31.171'
L95	14.587'	N20° 00' 00" E 31.171'	L96	14.587'	N20° 00' 00" E 31.171'
L96	14.587'	N20° 00' 00" E 31.171'	L97	14.587'	N20° 00' 00" E 31.171'
L97	14.587'	N20° 00' 00" E 31.171'	L98	14.587'	N20° 00' 00" E 31.171'
L98	14.587'	N20° 00' 00" E 31.171'	L99	14.587'	N20° 00' 00" E 31.171'
L99	14.587'	N20° 00' 00" E 31.171'	L100	14.587'	N20° 00' 00" E 31.171'

U.S. HIGHWAY 17
(PUBLIC RIGHT OF WAY VARIES)

PROPOSED APPROACHES
① FIELD-PAVED DRIVE POINTS
② 34' STOP BAR

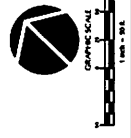
PAVEMENT MARKING NOTES:
1. ALL FIELD AND STOP BAR PAVEMENT MARKINGS SHALL BE THERMOPLASTIC





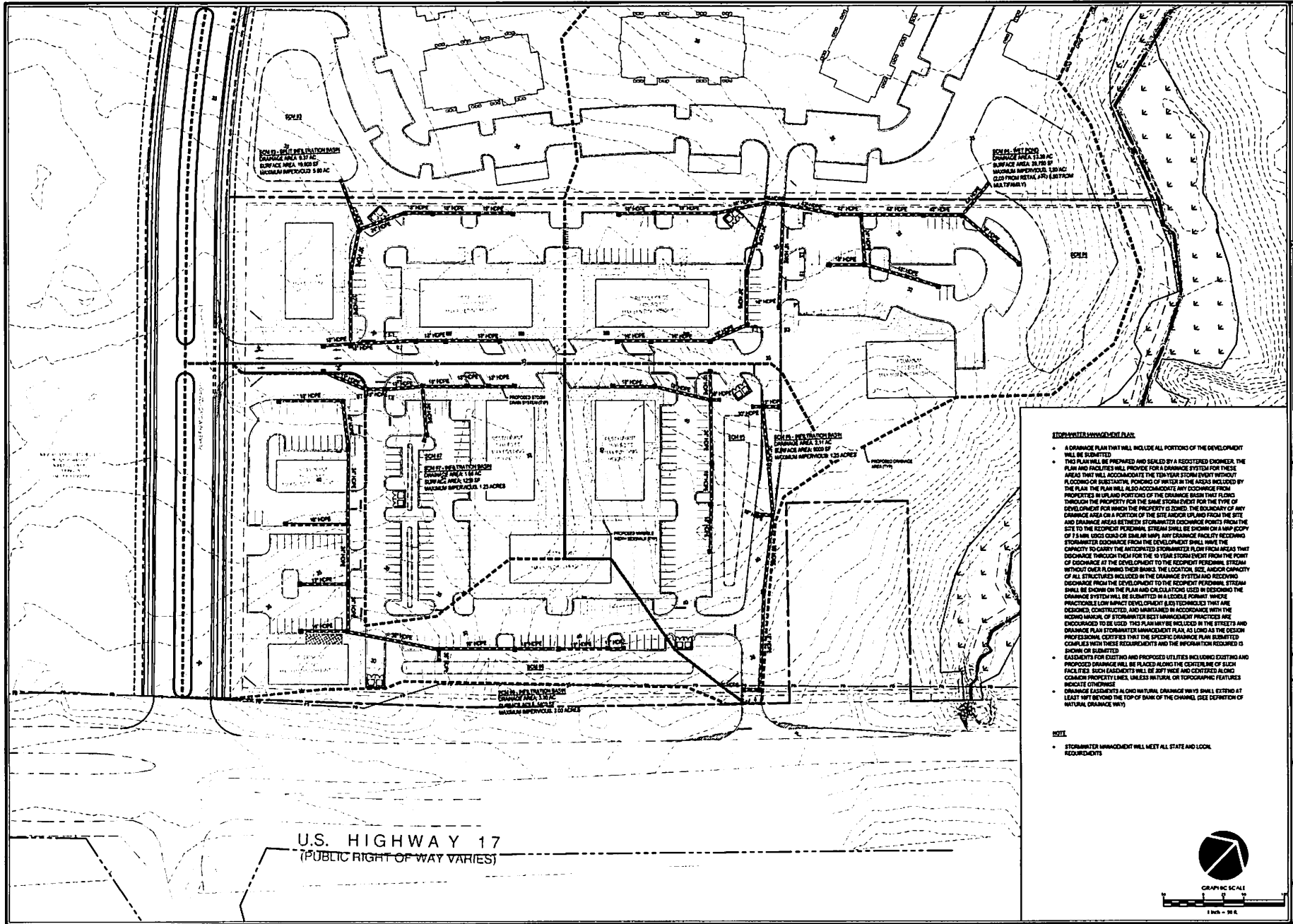
NOTE:

- ALL EXISTING UTILITIES AND LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL NEW UTILITIES SHALL BE INSTALLED WITH A 12\"/>



U.S. HIGHWAY 17
 (PUBLIC RIGHT-OF-WAY VARIES)

DATE: 08/11/2014
 TIME: 10:00 AM
 PROJECT: BLAKE FARM



SOIL: SLOPED
DRAINAGE AREA: 1.37 AC
SURFACE AREA: 1.00 AC
WATER IMPEDANCE: 5.0 AC

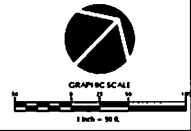
SOIL: SLOPED
DRAINAGE AREA: 1.38 AC
SURFACE AREA: 1.00 AC
WATER IMPEDANCE: 5.0 AC
CLD FROM RETAINING WALL (SLOPED MULTIFAMILY)

SOIL: SLOPED
DRAINAGE AREA: 1.16 AC
SURFACE AREA: 1.00 AC
WATER IMPEDANCE: 1.25 ACRES

SOIL: SLOPED
DRAINAGE AREA: 2.17 AC
SURFACE AREA: 1.00 AC
WATER IMPEDANCE: 1.25 AC

SOIL: SLOPED
DRAINAGE AREA: 1.16 AC
SURFACE AREA: 1.00 AC
WATER IMPEDANCE: 1.25 AC

U.S. HIGHWAY 17
(PUBLIC RIGHT OF WAY VARIES)



TOP-SHEET DRAINAGE PLAN

- A DRAINAGE PLAN THAT WILL INCLUDE ALL PORTIONS OF THE DEVELOPMENT WILL BE SUBMITTED.
- THIS PLAN WILL BE PREPARED AND SEALED BY A REGISTERED ENGINEER. THE PLAN AND FACILITIES WILL PROVIDE FOR A DRAINAGE SYSTEM FOR THESE AREAS THAT WILL ACCOMMODATE THE TEN-YEAR STORM EVENT WITHOUT FLOODING OR SUBSTANTIAL PONDS OF WATER IN THE AREAS INCLUDED BY THE PLAN. THE PLAN WILL ALSO ACCOMMODATE ANY DISCHARGE FROM PROPERTIES IN UPLAND PORTIONS OF THE DRAINAGE BASIN THAT FLOW THROUGH THE PROPERTY FOR THE SAME STORM EVENT FOR THE TYPE OF DEVELOPMENT FOR WHICH THE PROPERTY IS ZONED. THE BOUNDARY OF ANY DRAINAGE AREA ON A PORTION OF THE SITE AND/OR UPLAND FROM THE SITE AND DRAINAGE AREA BETWEEN STORMWATER DISCHARGE POINTS FROM THE SITE TO THE RECEIPT PERENNIAL STREAM SHALL BE SHOWN ON A MAP COPY OF 15 MIN. UTM COORDINATE OR SIMILAR MAP. ANY DRAINAGE FACILITY RECEIVING STORMWATER DISCHARGE FROM THE DEVELOPMENT SHALL HAVE THE CAPACITY TO CARRY THE ANTICIPATED STORMWATER FLOW FROM AREAS THAT DISCHARGE THROUGH THEM FOR THE 10 YEAR STORM EVENT FROM THE POINT OF DISCHARGE AT THE DEVELOPMENT TO THE RECEIPT PERENNIAL STREAM WITHOUT OVERFLOWING THEIR BANKS. THE LOCATION, SIZE, AND/OR CAPACITY OF ALL STRUCTURES INCLUDED IN THE DRAINAGE SYSTEM AND RECEIVING DISCHARGE FROM THE DEVELOPMENT TO THE RECEIPT PERENNIAL STREAM SHALL BE SHOWN ON THE PLAN AND CALCULATIONS USED IN DESIGNING THE DRAINAGE SYSTEM WILL BE SUBMITTED IN A LEGIBLE FORMAT. WHERE PRACTICAL BELOW GRADE DEVELOPMENT (AND TRENCHES) THAT ARE DESIGNED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE RECORD MANUAL OF STORMWATER BEST MANAGEMENT PRACTICES ARE ENCOURAGED TO BE USED. THIS PLAN MAY BE INCLUDED IN THE STREET AND DRAINAGE PLAN STORMWATER MANAGEMENT PLAN, AS LONG AS THE DESIGN PROFESSIONAL CERTIFIES THAT THE SPECIFIC DRAINAGE PLAN SUBMITTED COMPLIES WITH THESE REQUIREMENTS AND THE INFORMATION REQUIRED IS SHOWN OR SUBMITTED.
- EASEMENTS FOR EXISTING AND PROPOSED UTILITIES INCLUDING EXISTING AND PROPOSED DRAINAGE WILL BE PLACED ALONG THE CENTERLINE OF SUCH FACILITIES. SUCH EASEMENTS WILL BE 50 FT WIDE AND IDENTIFIED ALONG COMMON PROPERTY LINES, UNLESS NOTATION OR TOPOGRAPHIC FEATURES INDICATE OTHERWISE.
- DRAINAGE EASEMENTS AT AND NATURAL DRAINAGE WAYS SHALL EXTEND AT LEAST 10 FT BEYOND THE TOP OF BANK OF THE CHANNEL (SEE DEFINITION OF NATURAL DRAINAGE WAY).

NOTE:

- STORMWATER MANAGEMENT WILL MEET ALL STATE AND LOCAL REQUIREMENTS.

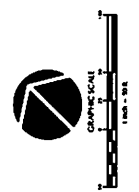
DATE: 03/04/18
SCALE: 1"=50'



1 PER TFC COMMENTS 11.11.17

1 PER TFC COMMENTS 01.22.18

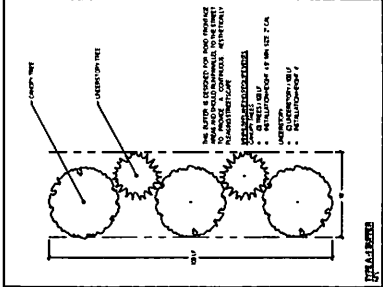
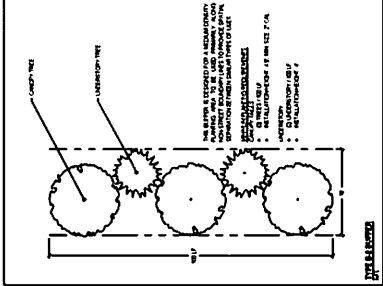
Sheet No.
C4.0



PLANT SCHEDULE

THE PLANT SCHEDULE IS TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

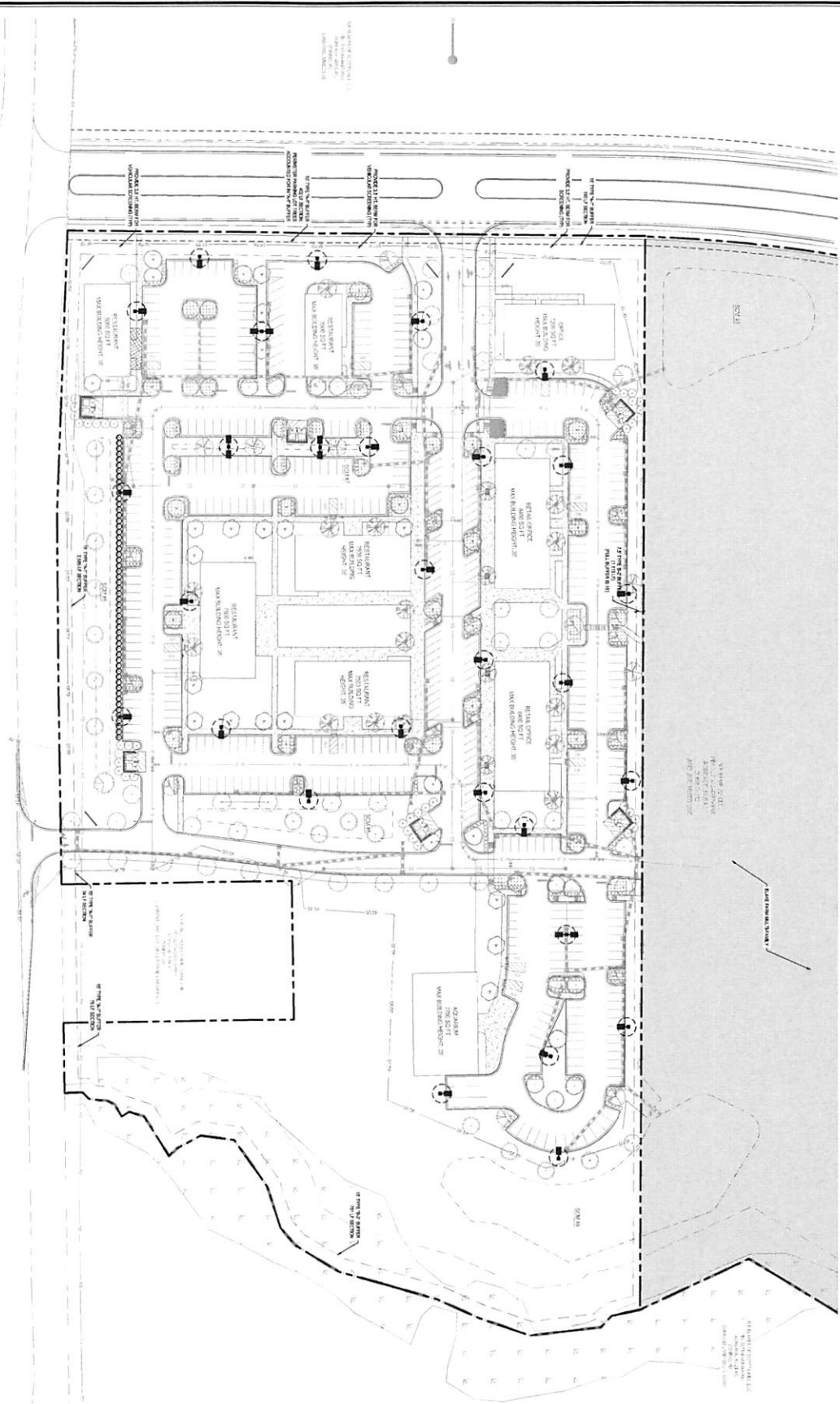
PLANT	QUANTITY	SIZE	REMARKS
1. PLANT 1	10	18"	
2. PLANT 2	10	18"	
3. PLANT 3	10	18"	
4. PLANT 4	10	18"	
5. PLANT 5	10	18"	
6. PLANT 6	10	18"	
7. PLANT 7	10	18"	
8. PLANT 8	10	18"	
9. PLANT 9	10	18"	
10. PLANT 10	10	18"	



LANDSCAPE NOTES:

1. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS AND PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
3. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS AND PERMITS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
5. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS AND PERMITS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
7. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS AND PERMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
9. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS AND PERMITS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

U.S. HIGHWAY 17
(PUBLIC RIGHT-OF-WAY VARIES)



- GENERAL NOTES**
1. CONSULT THE GENERAL NOTES OF THE SITE PLAN FOR ADDITIONAL INFORMATION.
 2. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE IESNA RECOMMENDED PRACTICES FOR LIGHTING DESIGN.
 3. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE IESNA RECOMMENDED PRACTICES FOR LIGHTING DESIGN.



<p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>NOTARY PUBLIC STATE OF NORTH CAROLINA</p>	<p>DATE: 03/20/2017 SCALE: AS SHOWN</p>
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LIGHTING PLAN

BLAKE FARM - RETAIL

PENDER COUNTY, NC

WithersRavenel
Engineers | Planners

1371 W. Higgins Street | Suite 200 | Raleigh, NC 27601 | 919-488-8242 | www.withersravenel.com

L2.0



Applicant:
Trask Land Development,
Caviness and
Cates Watson Caviness

Owner:
Pender Farm
Commercial LLC and
BMMF JV, LLC

Major Site

Case Number:
724-2017 and 726-2107,

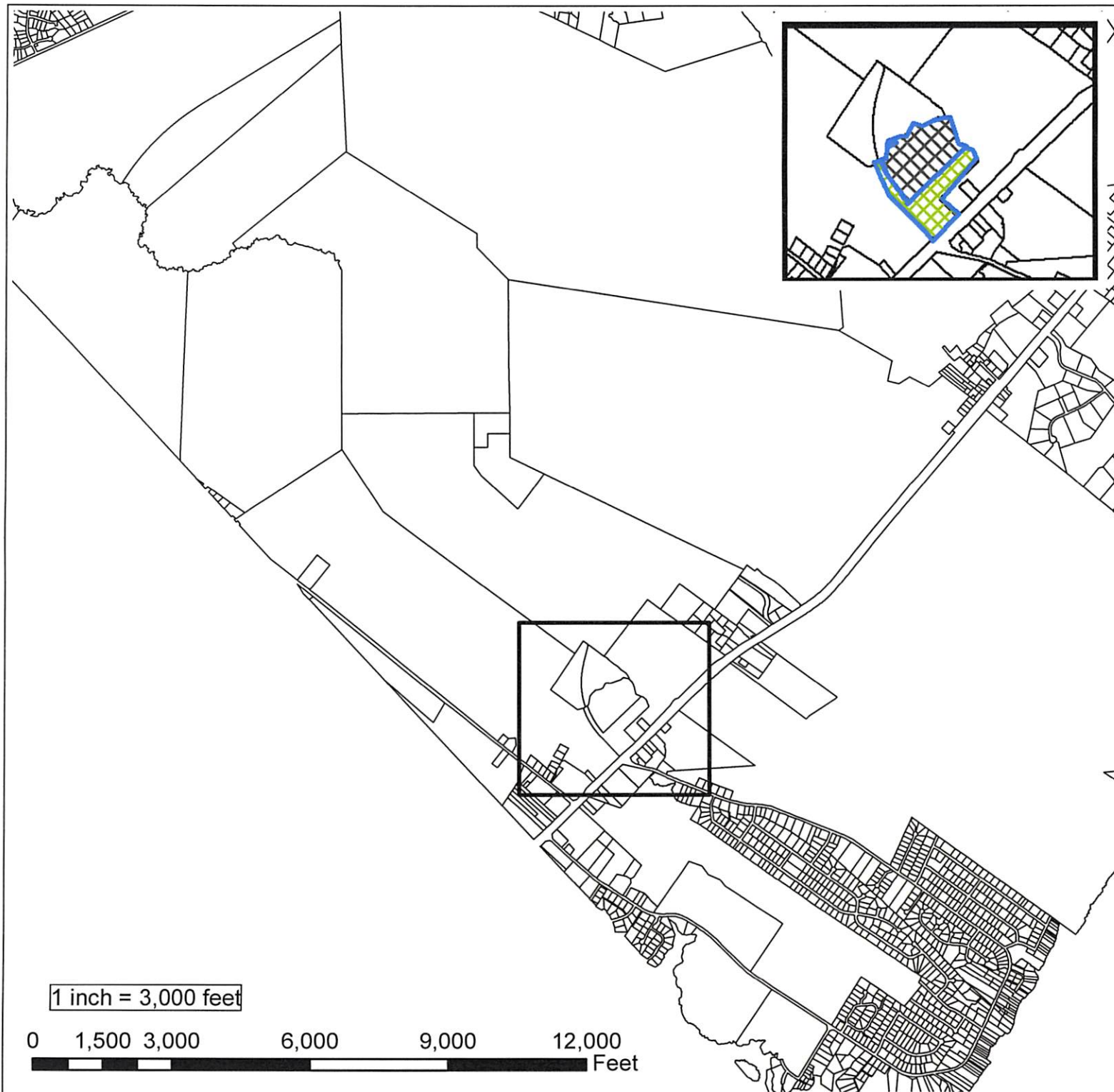
Blake Farm

Legend

-  Multi-Family
-  Various Commercial



Vicinity



1 inch = 3,000 feet

0 1,500 3,000 6,000 9,000 12,000 Feet



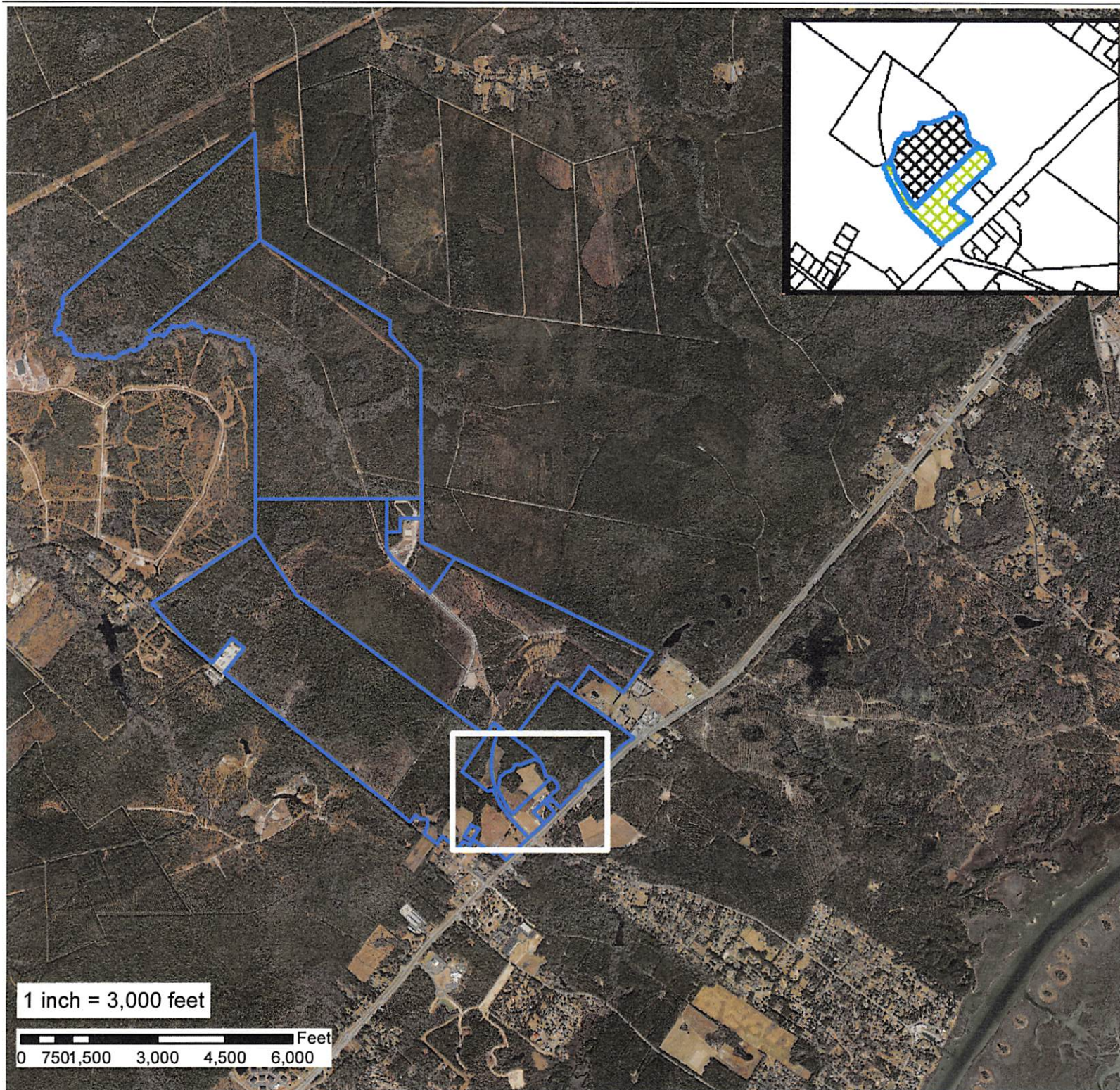
Applicant:
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Caviness and
Cates Watson Caviness










Owner:
Pender Farm
Commercial LLC and
BMMF JV, LLC

Major Site

Case Number:
724-2017 and 726-2107

Blake Farm



-  Multi-Family
-  Various Commercial
-  Subject Parcels
-  TaxParcels
- Flood Hazard Areas**
-  A
-  AE
-  AEFW
-  SHADED X
-  VE

**Preliminary
Flood Zones**





Applicant:
Trask Land Development,
Caviness and
Cates Watson Caviness




Owner:
Pender Farm
Commercial LLC and
BMMF JV, LLC

Major Site

Case Number:
724-2017 and 726-2107,

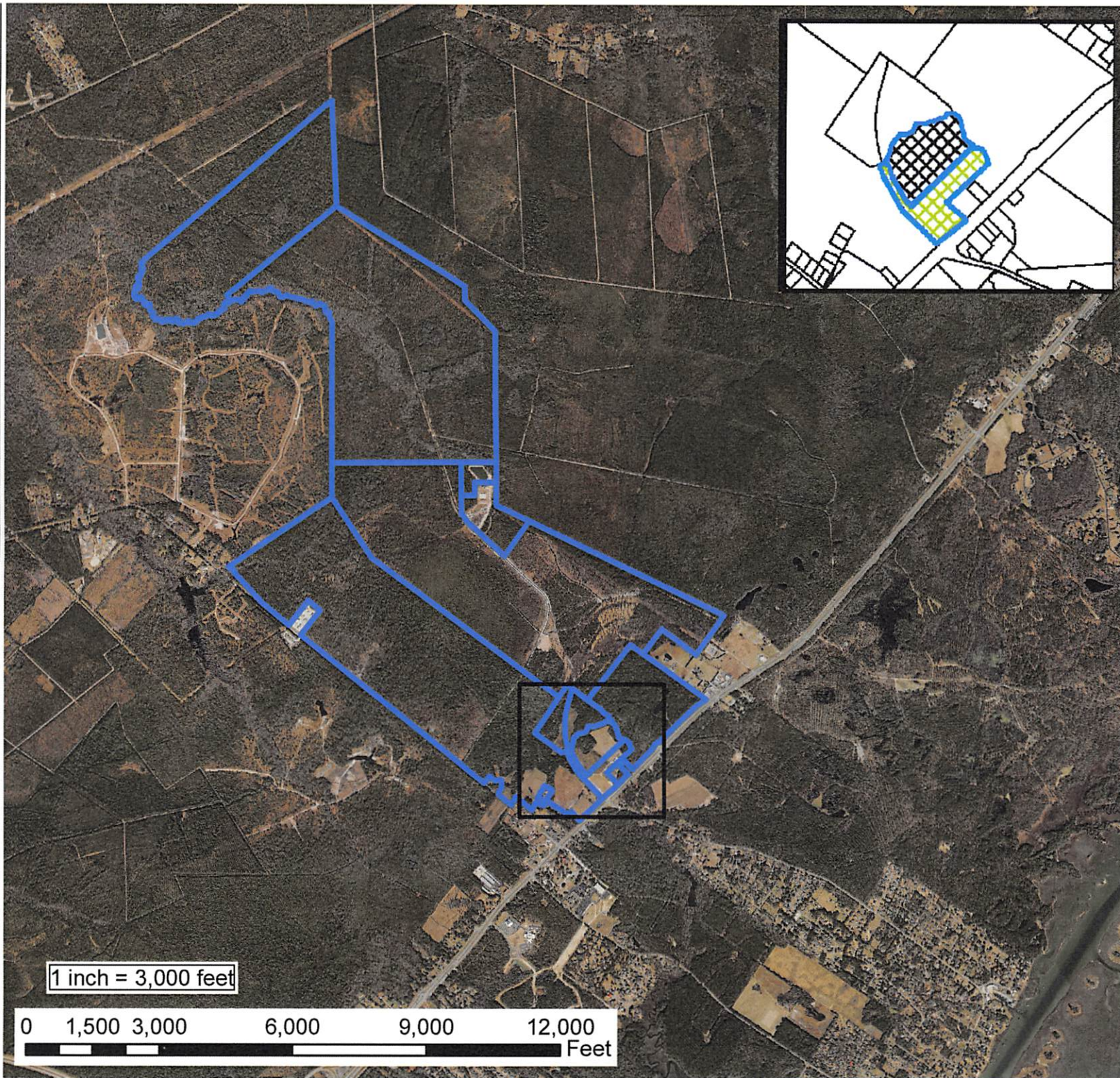
Blake Farm

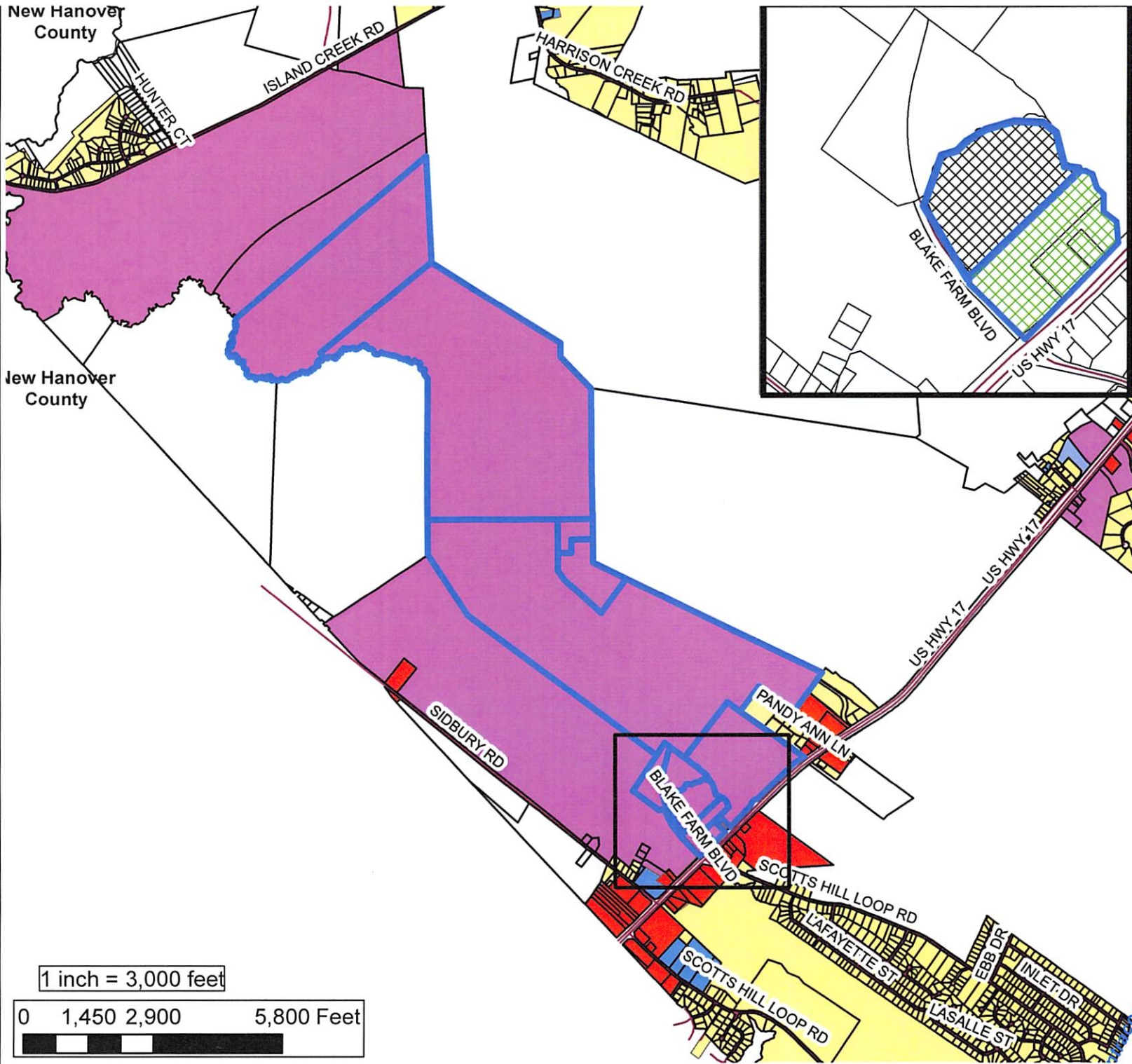
Legend
Flood Hazard Areas

-  A
-  AE
-  AEFW
-  SHADED X
-  VE



Flood Zones





Applicant:
 Trask Land Development
 Caviness and
 Cates Watson Caviness











Owner:
 Pender Farm
 Commercial LLC and
 BMMF JV, LLC

Major Site

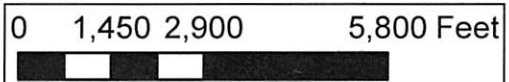
Case Number:
 724-2017 and 726-2107,

Blake Farm

Legend

-  Subject Property
-  GB
-  IT
-  O&I
-  PD
-  RA
-  RP
-  Senior Citizen Home without nursing Care
-  Multi-Family
-  Various Commercial

1 inch = 3,000 feet



Current Zonina



Applicant:
Trask Land Development,
Caviness and
Cates Watson Caviness

Owner:
Pender Farm
Commercial LLC and
BMMF JV, LLC

Major Site

Case Number:
724-2017 and 726-2107

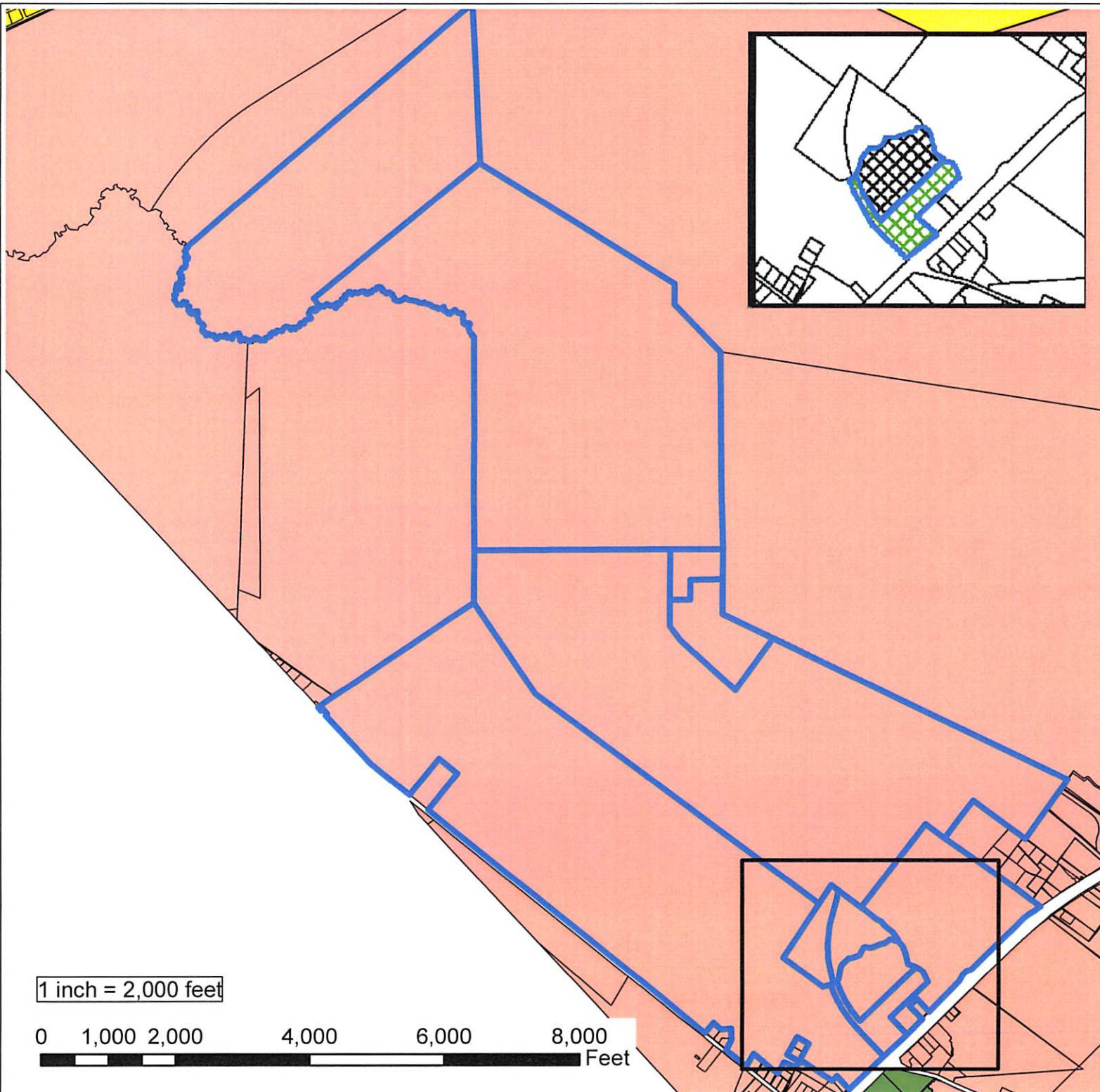
Blake Farm

Legend

-  Conservation
-  Industrial
-  Mixed Use
-  Office, Institutional, Busine
-  Rural Growth
-  Suburban Growth
-  Multi-Family
-  Various Commercial



Future Land Use



**PLANNING STAFF REPORT
ZONING MAP AMENDMENT**

SUMMARY:

Hearing Date: February 6, 2018, Planning Board
March 19, 2018, Board of County Commissioners
Applicant: RSC Engineering, PLLC.
Property Owner: Judy Matteson
Case Number: ZMA 825-2017

Rezoning Proposal: RSC Engineering, PLLC, applicant, on behalf of Judy Matteson, owner, is requesting approval of a Zoning Map Amendment for one (1) tract totaling approximately ±0.46 acres from RP, Residential Performance zoning district to GB, General Business zoning district.

Property Record Number, Acreage, and Location: The subject property is located at 22506 US HWY 17, in the Topsail Township, along the east side of US HWY 17, approximately 250 feet south of the intersection of US HWY 17 and Groves Point Drive (private) and may be further identified by Pender County PIN: 4215-67-8410-0000.

RECOMMENDATION

The application is for one (1) tract totaling approximately ±0.46 acres from RP, Residential Performance zoning district to GB, General Business zoning district. The request is consistent with two (2) policies in the 2010 Comprehensive Land Use Plan. The request does not conflict with any policies found in the 2010 Comprehensive Land Use Plan. Therefore, the Administrator respectfully recommends the approval of the rezoning request as described in this report.

DESCRIPTION

The subject property is currently occupied by a vacant 1,568 square feet structure which has frontage on US HWY 17. The site was formerly occupied by residential uses. The subject parcel was recently purchased by the applicant and the deed transfer (Attachment 1) may not be currently referenced on the County's online GIS map system.

Access

The subject property has frontage to US HWY 17. Any future occupancy or improvements are subject to review and approval by NCDOT at the time of a site development application.

Utilities

Public water and private septic services are currently available to the subject property. Any final zoning approvals are contingent upon review and approval by Pender County Environmental Health and appropriate local and state agencies based on future uses.

Environmental Conditions

There are no Special Flood Hazard Areas (SFHA) located on the subject parcels according to FEMA Flood Insurance Rate Map Number 3720421500J, adopted February 16, 2007. Preliminary wetlands are identified on the southern portions of the property according to the National Wetlands Inventory (NWI). Any development in these areas would be subject to review and approval by appropriate state and federal agencies.

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 within 500 feet of the proposal have been given written notice of the request, and a public notification sign has been placed on the property.
- B. Existing Zoning in Area:** The existing zoning on the subject parcel is RP, Residential Performance zoning district. The subject property is surrounded by RP, Residential Performance zoning district properties to the north, south, and east. Properties zoned GB, General Business zoning district are located adjacent to the subject parcel to west along US HWY 17. Additional GB zoning district and OI, Office & Institutional zoning district properties are located further to the south.
- C. Existing Land Use in Area:** The subject property is currently occupied by a vacant residential structure. Residential uses are located to the immediate south and east. The subject parcel is bordered by residential uses to the east. Across US HWY 17 to the west, commercial uses include an art studio, welding office, and medical services. Additionally, Barlow Vista Baptist Church is located further to the south of the subject parcel.
- D. 2010 Comprehensive Land Use Plan:** 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. Mixed Use areas are intended to help reduce sprawl by concentrating a mix of uses in convenient locations; by promoting an efficient sustainable pattern of land uses, and by providing most of the goods and services needed by residents in a coordinated, concentrated manner. Mixed Use areas are intended to reduce the number and length of auto trips by placing higher-density housing close to shopping and employment center. They also should function to improve the quality of life for residents living in higher density housing by placing daily conveniences, shops, and employment within walking distance.

The GB, General Business zoning district is consistent with the Mixed Use future land use categorization. This district is primarily intended to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses. The general use rezoning may also be consistent with Sections 3.3.8.A and 3.3.8.D of the UDO, as the services typically provided in the require access to major roadways and is consistent with the Future Land Use designation of the area.

This General Use Rezoning is consistent with two (2) policies found within the 2010 Comprehensive Land Use Plan and conflicts with none. The following policies within this plan may be relevant to support the proposed Zoning Map Amendment;

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

This General Use Rezoning request does not conflict with any policies of the 2010 Comprehensive Land Use Plan.

- E. Unified Development Ordinance Compliance:** Section 3.3 of the Unified Development Ordinance provides for standards that shall be followed by the Planning Board and Board of County Commissioners before a favorable recommendation of approval for a rezoning can be made. Section 3.3.8 states the Board must consider the availability of public water, wastewater, and roads for the subject parcel.

Utilities

Public water and private septic services are currently available to the subject property. Any final zoning approvals are contingent upon review and approval by Pender County Environmental Health and appropriate local and state agencies.

Traffic & Roadways

The subject property has direct access to US HWY 17. Any improvements are subject to review and approval by NCDOT at the time of a site development application. The rezoning request is not located within the boundary of the U5732 Hampstead Median Project. A development proposal is not required for a general use rezoning. Therefore, no impact to the roadway system can be anticipated at this time.

Schools

There is no development proposal associated with this general use rezoning. A general use rezoning from the RP, Residential Performance to GB, General Business zoning district would likely not result in any measurable impact to Pender County Schools.

The purpose of GB, General Business zoning district is to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses. Allowable uses in the GB, General Business zoning district include, but are not limited to:

- information services
- finance services
- educational services
- professional services
- scientific services
- technical services
- ambulatory health care services
- recreational services
- medical services
- fitness and recreation centers
- restaurants
- religious organizations
- electronic and household goods repair
- civic and social organizations
- child care centers
- hotels and motels

The proposed rezoning is consistent with the Mixed Use future land use classification because the services and uses typically provided in the GB, General Business zoning district are those that are compatible with the surrounding area by providing increased connectivity to job centers and services of the community.

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.

RECOMMENDATION

The application is for one (1) tract totaling approximately ±0.46 acres from RP, Residential Performance zoning district to GB, General Business zoning district. The request is consistent with two (2) policies in the 2010 Comprehensive Land Use Plan. The request does not conflict with any policies found in the 2010 Comprehensive Land Use Plan. Therefore, the Administrator respectfully recommends the approval of the rezoning request as described in this report.

PLANNING BOARD ACTION NEEDED:

TO APPROVE: Motion to approval the Zoning Map Amendment and to make a finding that the approval is consistent with the 2010 Comprehensive Land Use Plan. The proposal is consistent with the following policies:

- **Policy 1A.1.2**
- **Policy 3A.1.4**

The proposed rezoning is consistent with the Mixed Use future land use classification because the services and uses typically provided in the OI, Office & Institutional zoning district are those that are compatible with the surrounding area by providing increased connectivity to job centers and services of the community.

TO DENY: Motion to deny the Zoning Map Amendment and to make a finding that though the denial is inconsistent with the 2010 Comprehensive Land Use Plan, said denial is reasonable and in the public interest and does not further the goals of the 2010 Comprehensive Land Use Plan because...

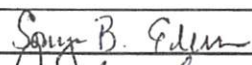
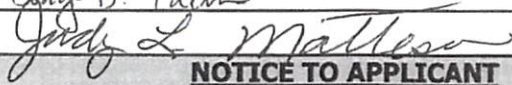
BOARD ACTION FOR ZONING MAP AMENDMENT REQUEST

Motion: _____ Seconded: _____

Approved: _____ Denied: _____ Unanimous: _____

Fullerton: _____ Baker: _____ Carter: _____ Jordan _____ McClammy: _____ Nalee: _____ Rhodes: _____

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA 825-2017	Date	1-11-18
Application Fee	\$ 500. ⁰⁰	Receipt No.	642
Pre-Application Conference	12-12-17	Hearing Date	2-6-18 PB, 3-19-18 BOC
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	RSC Engineering, PLLC	Owner's Name:	Maurice Lyndon / Judy Matteson
Applicant's Address:	15226 US Hwy 17	Owner's Address:	220 Hill Ln
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Snodds Ferry, NC 28460
Phone Number:	910-270-9599	Phone Number:	910-546-3201
Email Address:	sonya@rscengineering.com	Email Address:	judytheflorist@yahoo.com
Legal relationship of applicant to land owner: Authorized Agent			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4215-67-8410-0000	Total property acreage:	0.46 acres
Current Zoning District:	RP-Residential Perf.	Proposed Zoning District:	GB-General Business
Project Address :	22506 US Hwy 17 Hampstead, NC 28443		
Description of Project Location:	Site is located on the right side of US 17 as headed north. It is just beyond (northside) of Barlow Vista Baptist Church and prior to Groves Pt		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	12/18/17
Owner's Signature		Date:	12/20/17
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"/>	ZMA Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter) Total Fee Calculation: \$ <u>500.00</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 <u>—</u>
# of 11X17	<u>40</u>
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 checked="" type="checkbox"/> Visa
	Check: <input type="checkbox"/> Check # _____
Application received by:	<u>P. Diney</u> Date: <u>12-21-17</u>
Application completeness approved by:	<u>P. Diney</u> Date: <u>12-21-17</u>
Dates scheduled for public hearing: <input checked="" type="checkbox"/> Planning Board: <u>2-6-18</u> <input checked="" type="checkbox"/> Board of Commissioners: <u>3-19-18</u>	

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



16310 US Highway 17, Hampstead, NC 28443

PHONE: 910.270.9599 Fax: 910.270.9592 E-mail: rscengineering@charter.net

Date: 12/18/17

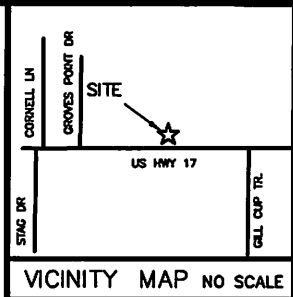
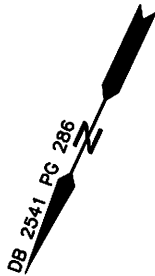
Subj: Rezoning Request for 22506 US Hwy 17

RSC Engineering, PLLC on behalf of owners, Maurice Lyndon and Judy Matteson are requesting to rezone the referenced address from Residential Performance (RP) to General Business (GB). The parcel can be identified by PIN 4215-67-8410-0000 and is located on the right side of US 17 headed north between Barlow Vista Baptist Church and Groves Point Subdivision. The parcel is 0.46 acres in size with an existing single-story brick structure.

The request to rezone the parcel is in keeping with other parcels along the corridor that front US 17. There are parcels to the south, as well as multiple parcels across US 17 that are zoned GB. Rezoning this parcel would be consistent with future land use classification of mixed use in this general area. For these reasons, the owner and applicant respectfully request that the staff, Planning Board and Commissioners approve the rezoning request to GB for the referenced parcel.

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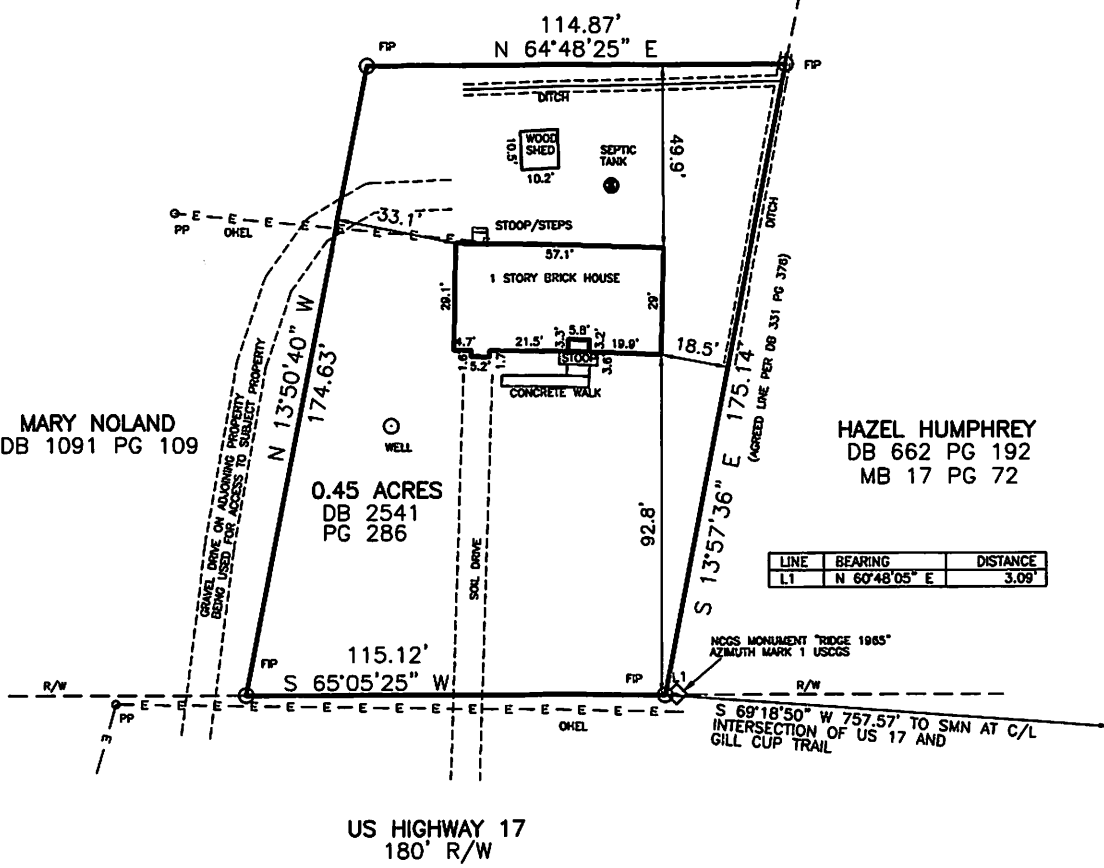
Judy L. Matteson
12/20/17



MARY NOLAND
DB 1091 PG 109

MARY NOLAND
DB 1091 PG 109

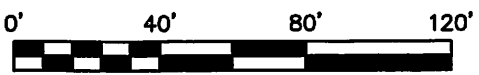
HAZEL HUMPHREY
DB 662 PG 192
MB 17 PG 72



LINE	BEARING	DISTANCE
L1	N 60°48'05" E	3.09'

PHYSICAL SURVEY

****FLOOD CERTIFICATION****
THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" PER COMMUNITY # 370344 PANEL # 4215J



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A DEED RECORDED IN DEED BOOK 2541 PAGE 286 OR OTHER REFERENCE SOURCE MB 17 PG 72 THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK N/A PAGE N/A OR OTHER REFERENCE SOURCE N/A; THAT THE POSITION OF THIS PROPERTY OR POSITIONAL ACCURACY OF THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NC ACS 1400) THIS 12/10/17

- AL--AREA LIGHT
- CB--CABLE BOX
- CR--CRUISE
- CL--CENTERLINE
- CONC--CONCRETE
- CP--COMPUTED POINT
- DB--DEED BOOK
- D&U--DRAINAGE & UTILITY EASEMENT
- FCM--FOUND CONCRETE MONUMENT
- FMN--FOUND MAG NAIL
- FIP--FOUND IRON PIPE
- FIS--FOUND IRON STAKE
- FPK--FOUND PK NAIL
- LP--LIGHT POLE
- MB--MAP BOOK
- MBL--MINIMUM BUILDING LINE
- MBL--OVERHEAD ELECTRIC LINE
- MBL--OVERHEAD ELECTRIC LINE
- OP--PAGE
- PP--POWER POLE
- R/W--RIGHT OF WAY
- SD--SATELLITE DISH
- SIS--SET IRON STAKE
- SMN--SET MAG NAIL
- SPK--SET PK NAIL
- TP--TELEPHONE PEDESTAL
- TR--TRANSFER
- WM--WATER METER

SURVEY FOR: JUDY MATTESON AND MAURICE MATTESON, JR.

SUBDIVISION: N/A

LOT # N/A BLOCK: N/A SECTION: N/A

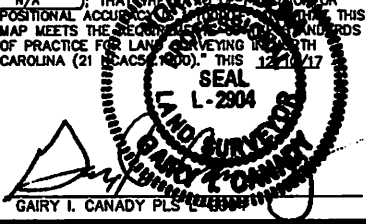
PENDER COUNTY TOPSAIL TOWNSHIP

DATE: 12/10/17 SCALE: 1"=40' FB 278 PG 37

CADFILE: MATTESONJUDY DWG. 22506HWY17

LEGEND

AREAS COMPUTED BY COORDINATES



GAIRY CANADY SURVEYING
P.O. BOX: 915
2780 KINSTON HIGHWAY
RICHLANDS, NC 28574
OFFICE: (910)324-4816
FAX: (910)324-8430
MOBILE: (910)389-8460
gairycanady@gmail.com

BK 4656 PG 990 - 992 (3)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Pender County, North Carolina
Sharon Lear Willoughby, Register of Deeds

DOC# 20031574
12/14/2017 04:11:08 PM
Tax: \$335.00

Revenue: \$ 335 (For Recording Data)

Parcel Identifier/Tax Account/PIN No.: 4215-67-8410-0000

Brief Description for the Index: ON S/S US 17 S OF EDGECOMBE J3

Prepared by: Ragsdale Liggett PLLC (Black)

Return to: 220 Hill Lane Grantee
Sheads Ferry NC 28460

Property Address: 22506 US Hwy 17, Hampstead, NC 28443

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 13th day of December, 2017, by and between BRYAN PATRICK COLEMAN and spouse DIANA HELIAS, with a mailing address 2000 Angelwing Court, Raleigh, NC 27613 ("Grantor") and JUDY L. MATTESON and spouse MAURICE L. MATTESON, JR. with a mailing address of 22506 US Hwy 17, Hampstead, NC 28443 ("Grantee").

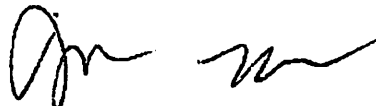
For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in the Township of Topsoil, Pender County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

ALSO BEING the same Premises conveyed to Grantor Bryan Patrick Coleman by Deed recorded in Book 2541, Page 286, Pender County Registry. The Grantor herein states that the Premises conveyed herein is not the primary residence of the Grantor.

TO HAVE AND TO HOLD all of that interest in the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And Grantor covenants with 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



Submitted electronically by "Glenn O'Keith Fisher, Attorney at Law" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Pender County Register of Deeds.

for the lien of ad valorem taxes for the year 2017 not yet due and payable; easements, restrictions and rights of way of record, if any, affecting the Property herein described; and utility lines, easements and rights of way located over, under or upon the subject property.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

Bryan Patrick Coleman (SEAL)
BRYAN PATRICK COLEMAN

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public of Wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: BRYAN PATRICK COLEMAN

Date: 12/13/17

SEAL: BRENNA HARTLEY CROSSER
Notary Public, North Carolina
Wake County
My Commission Expires
6/12/2018

Brenna Hartley Crosser
Printed Name of Notary: Brenna Hartley Crosser
Notary Public
My commission expires: 6/12/2018

Diana Helias (SEAL)
DIANA HELIAS

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public of Wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: DIANA HELIAS

Date: 12/13/17

SEAL: BRENNA HARTLEY CROSSER
Notary Public, North Carolina
Wake County
My Commission Expires
6/12/2018

Brenna Hartley Crosser
Printed Name of Notary: Brenna Hartley Crosser
Notary Public
My commission expires: 6/12/2018

[Signature]

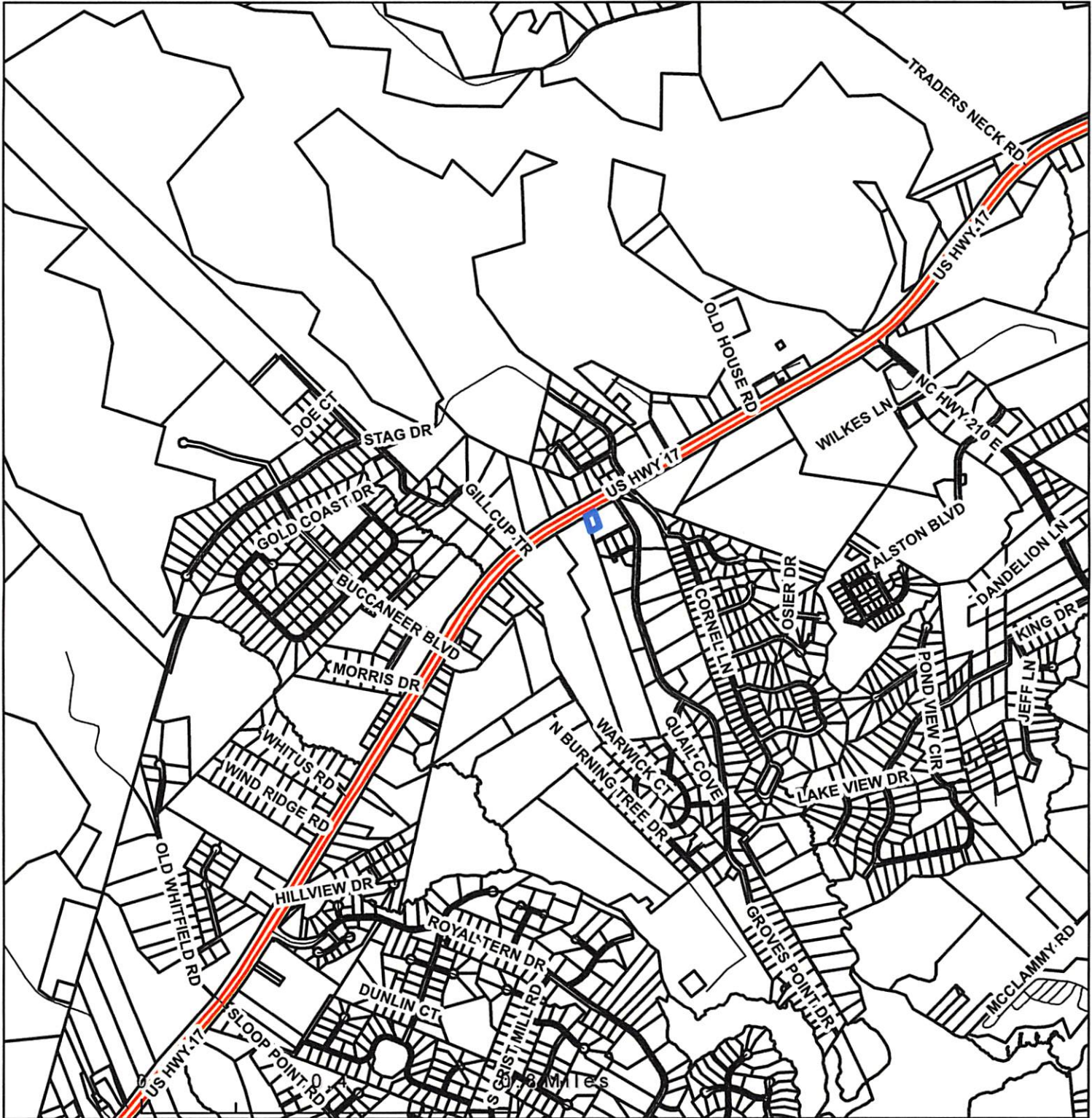
Exhibit "A"

BEGINNING at an iron stake in the Southeastern right of way line of said U. S. Highway #17 (said right of way line being 100.00 feet in width) in the W. R. Atkinson Estate line (see line Agreement recorded in Book 331 at Page 376 of the Registry of Pender County) and running thence with the agreed line South 13 degrees 55 minutes East 175.08 feet to an iron stake; thence North 64 degrees, 50 minutes East 114.96 feet to an iron stake; thence North 13 degrees 50 minutes 40 seconds West 174.71 feet to an iron stake in the southeast right of way line of said U.S. Highway #17; thence with along said right of way line South 65 degrees 02 minutes 48 seconds West 115.11 feet to the place of Beginning.

BEING the same tract conveyed by James B. Chandler and wife, Gloria Y. Chandler and Carolyn C. Baxter to Kevin S. Vitale and wife, Calista J. Vitale by instrument recorded in Book 1986, Page 237.

Being a portion of the land conveyed by Thomas J. Coates and wife, Sarah B. Coates to Clifton Howard and wife, Emma Jane Mintz Howard, dated April 9, 1957, filed May 6, 1957, recorded in Book 344 at Page 17, of the Registry of Pender County.





Applicant:
RSC Engineering PLLC

Owner:
Judy Matteson

General Use Rezoning:
#825-2017

Legend

 Subject Property



Vicinity











Applicant:
RSC Engineering PLCC

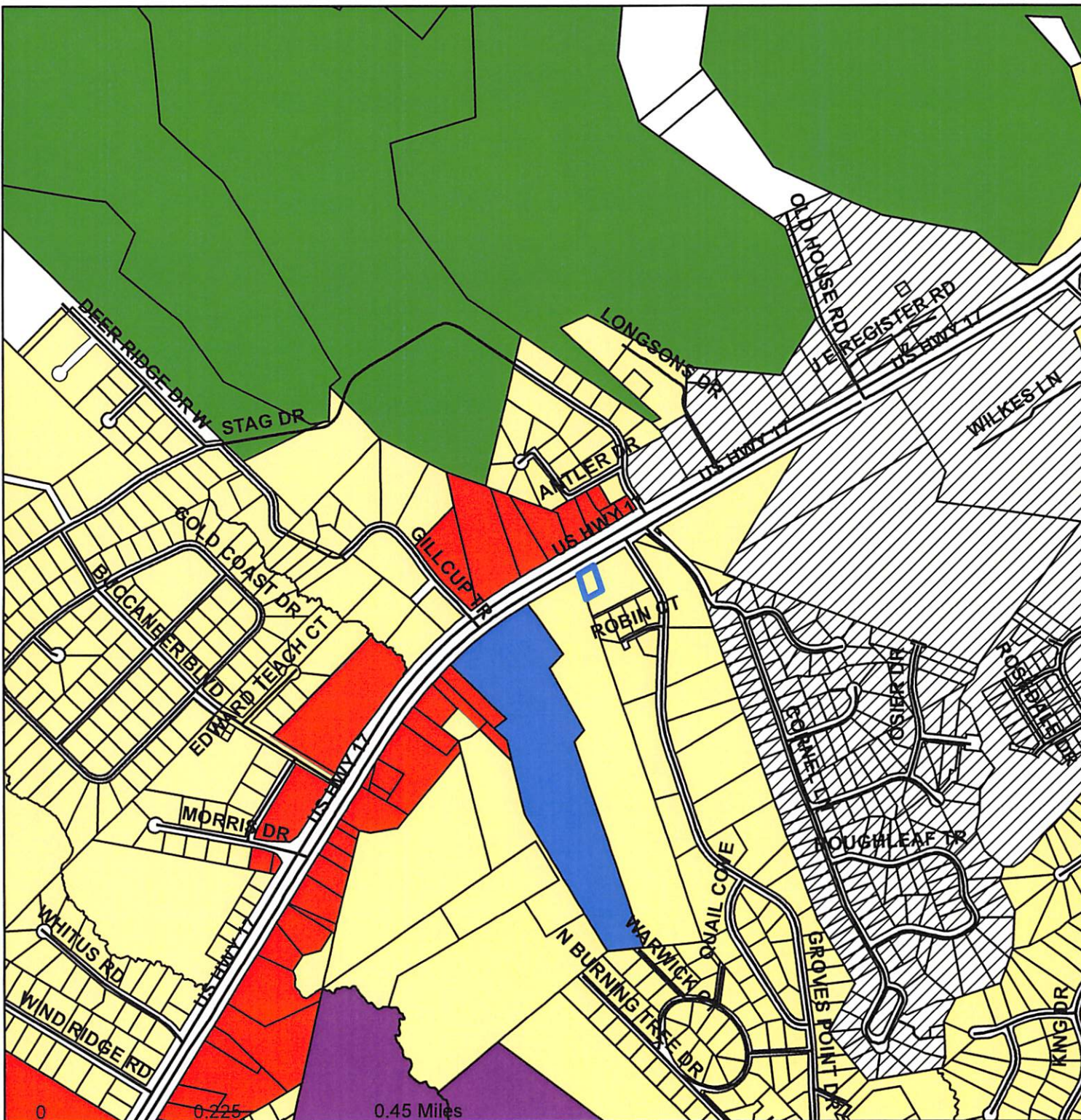
Owner:
Judy Matteson

General Use Rezoning:
#825-2017

Legend

Zoning Districts

-  EC, Environmental Conservation
-  GB, General Business
-  Incorporated
-  O&I, Office & Institutional
-  PD, Planned Development
-  RA, Rural Agricultural
-  RP, Residential Performance
-  Subject Property



Current Zoning










Applicant:
RSC Engineering PLLC

Owner:
Judy Matteson

General Use Rezoning:
#825-2017

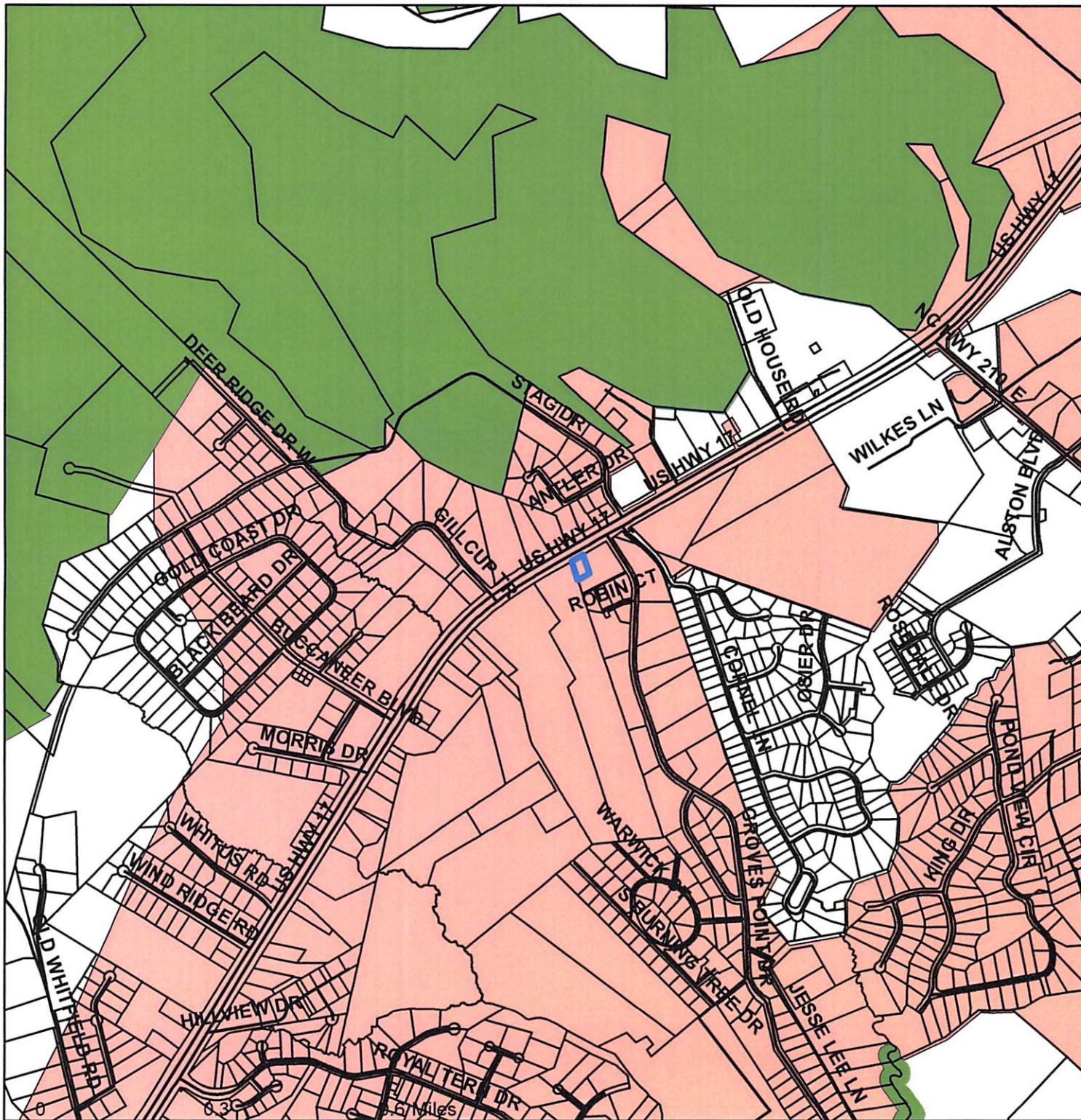
Legend

Future Land Use

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



Future Land Use





Applicant:
RSC Engineering PLCC

Owner:
Judy Matteson

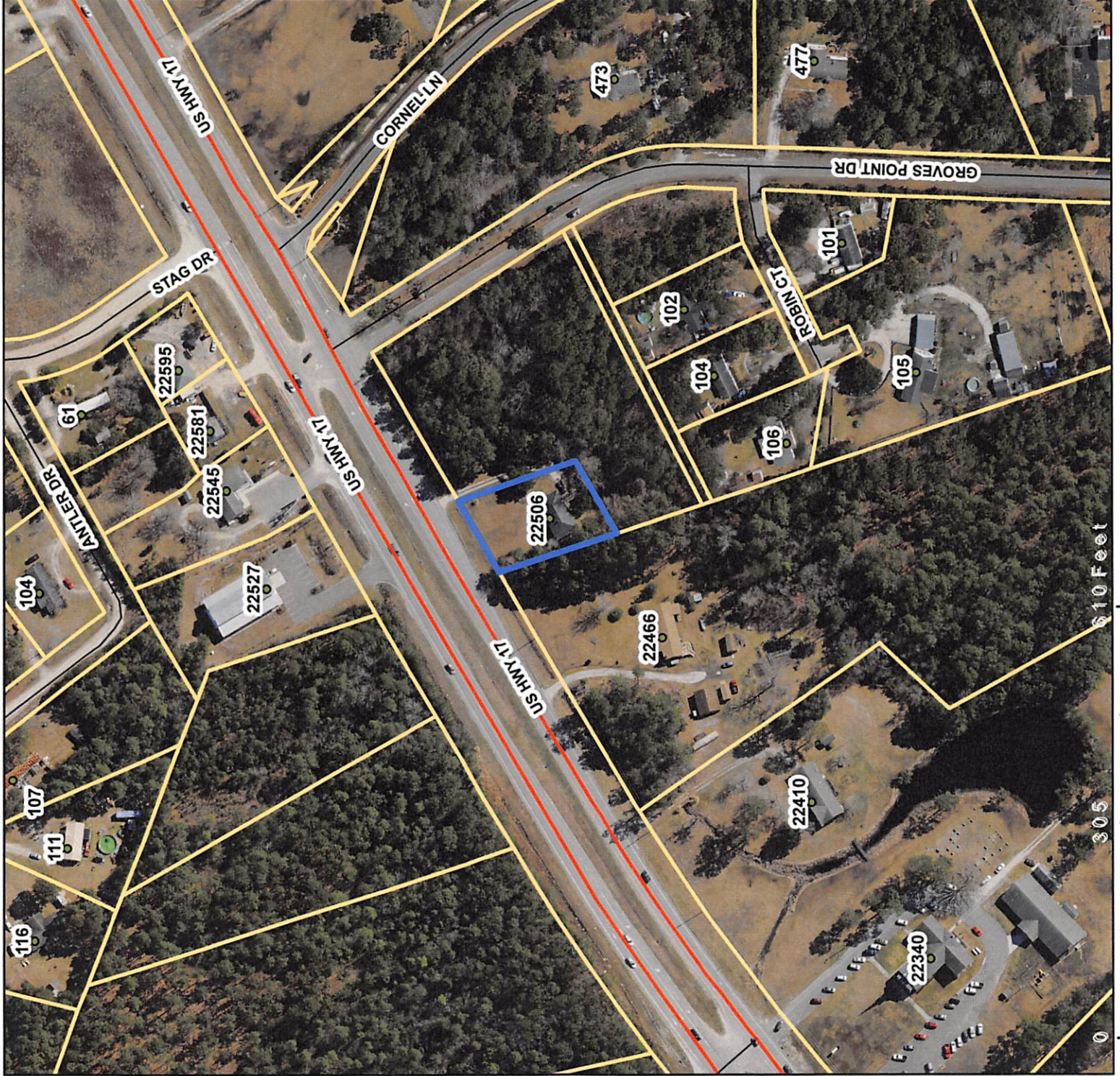
General Use Rezoning:
#825-2017

Legend

 Subject Property



2016 Aerial



**PLANNING STAFF REPORT
COMPREHENSIVE PLAN UPDATE**

SUMMARY:

Hearing Date: February 6, 2018, Planning Board
Applicant: Pender County Planning & Community Development
Subject: Pender 2.0: Comprehensive Land Use Plan Update

Proposal

Pender County will consider adoption of Pender 2.0, the County’s Comprehensive Plan Land Use update which encompasses a thirty (30) year planning period. The Comprehensive Land Use Plan update sets the goals, policies, and actions for future land use and development. It also addresses the purpose and scope of each land use classification in the county, and includes a map that assigns a land use classification to all land within the county. A copy of the draft plan is available at www.PlanPender.org.

Introduction

The comprehensive planning process provides the County the opportunity to assess where it is today, where it wants to go in the future, and a means to identify growth challenges and opportunities, while developing the tools to help manage development to achieve a more predictable future. Pender 2.0, as the plan is referred to, is an update and modernization of the 2010 Comprehensive Land Use Plan.

A comprehensive land use plan is the official land use policy document for the County and should be used faithfully and consistently to facilitate orderly growth and development. As a roadmap for growth, the plan should be used by County leaders, staff, citizens, private land owners, and developers as the basis for evaluating short-term actions against long-term goals. The plan should be used as a guide in developing and approving land development proposals and for setting capital improvement plans and priorities. Overall, the plan seeks to convey community-based values that set the framework for ever evolving challenges, decisions, and conflicts that arise from land development.

Public Outreach

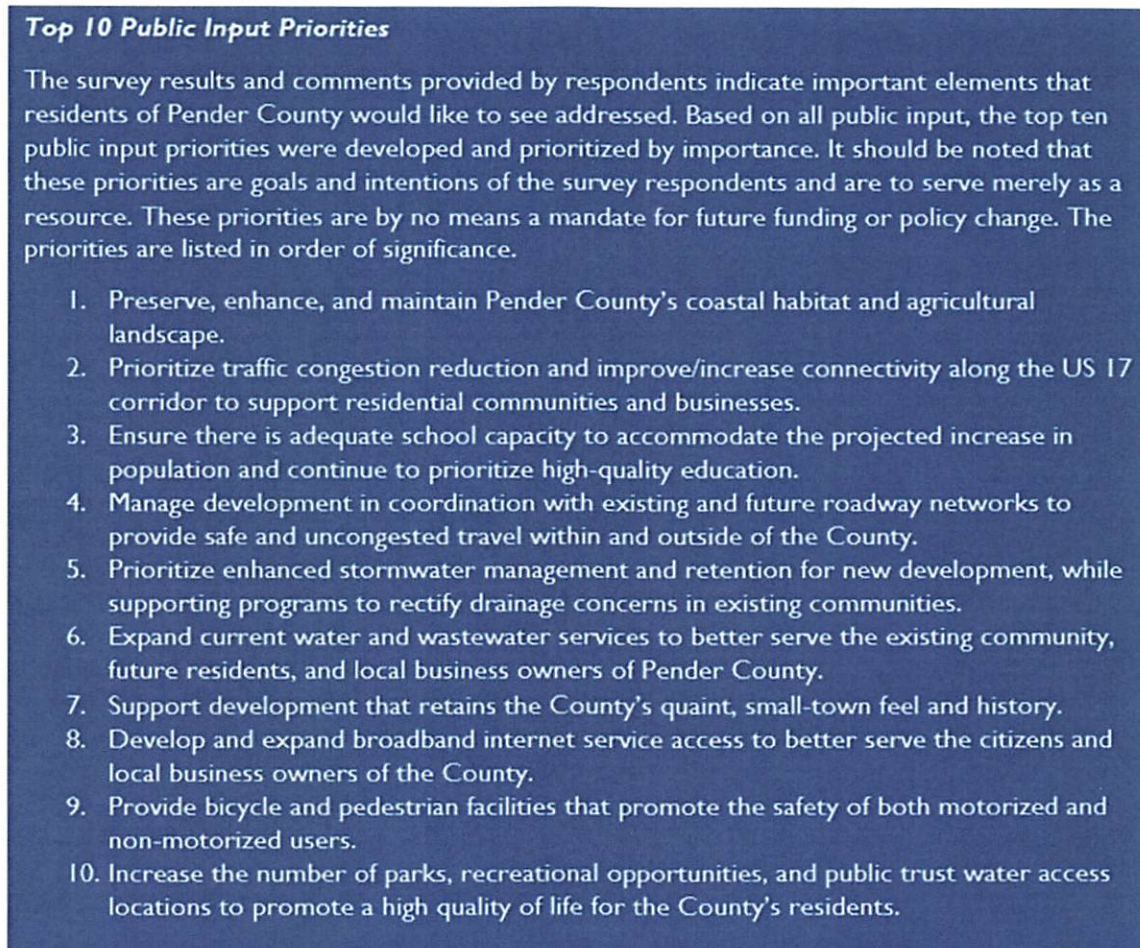
Public involvement is vital to any land use planning process by ensuring that citizens and stakeholders have the opportunity to express their concerns and aspirations regarding growth and development in the County. Community involvement aids in formulating policies that are consistent with the public’s wants, needs, and desires, and helps local leaders determine the most important issues facing the County. A land use plan also conveys the importance of long range planning, the role the local government plays in managing development, the possible impacts of unmanaged development, and the importance of preserving natural resources.

For the planning process, the County was divided into six planning areas. In total, seven public input meetings were held during the planning process – one per planning area, with the exception of the Topsail Planning Area, where two meetings were held. The input meetings established the public’s vision on key elements to include in the goals and policies for managing growth and development. Aside from the public input meetings, multiple meetings were held with the Commissioner’s Advisory Committee to discuss the land use planning process, the necessary components of the plan, provide updates on the plan, and receive input and comments. A third source of input came from interviews with stakeholders throughout the County. The goal of these interviews was to gain an understanding on how organizations believe

future growth and development will affect Pender County's communities, future residents, and local business owners.

Based on the survey results, community meetings, and stakeholder interviews, a list of Top 10 Public Input Priorities was developed (Figure 1).

Figure 1



Future Land Use Map and Designations

The proposed Future Land Use map acts as a roadmap for future growth and development patterns. The future land use classification includes twelve land use categories. North Carolina General Statutes require that all rezoning decisions and ordinance amendments be reviewed for consistency with the County's Land Use Plan, including a statement by the Planning Board and Board of Commissioners as to whether the amendment is or is not consistent with the Land Use Plan. Each future land use category includes a description and desired uses. Desired density is provided for residential categories, which is classified based on Dwelling Units per Acre (du/a). Dwelling units per acre are the number of residential units constructed per acre of lot size.

REGIONAL MIXED USE

The regional mixed use category will allow for the strategic allocation of future development and population growth, while limiting land use conflicts within existing neighborhoods. Growth is focused in locations that are served by water/sewer infrastructure and are located along planned major collector

roadways and existing primary roadway corridors in the southern portion of the County (I-40, US 17, US 117, US 421, and NC-210). This future land use category provides access to retail, office, and multi-family residential uses. These land uses are primarily accessed by the automobile, but facilities should be included to increase the viability of access via walking or cycling.

The preferred land use mix is primarily commercial/retail and office with multi-family residential uses. Large employment centers and retail spaces are encouraged. Higher density single-family uses should account for less than 25% of a development proposal and should complement a more substantial mix of commercial/office and multi-family development. Development within this category should provide ample landscaping and street trees to present an inviting environment to travelers passing through the County. More intense commercial and offices uses requiring larger lots sizes, parking area, and stormwater infrastructure are permitted in this land use category. Artisan manufacturing is encouraged in this category.

Big box buildings, such as department stores, variety stores, warehouse retail centers, grocery stores, furniture outlets, and similar buildings shall be designed such that the exterior façade has the appearance of several smaller, human scale, buildings through the use of vertical treatments and elements that break up the horizontal wall. Internal circulation patterns should create street-like spaces lined with on-street angled or parallel parking and parking areas. Internal pedestrian connections should also be provided whereby structures within a development are connected with each other. Sidewalks should connect all buildings within the site and to adjoining sites. Sidewalks should have street trees and pedestrian lighting. Surface parking lots should be heavily shaded, landscaped, and located in the rear of new development where practicable. Shared parking should be encouraged where multiple uses are located within walking distance (1/4 mile). Stormwater infrastructure should be located behind buildings or incorporated into the design of the development as an amenity. Development density within this category allows for up to 15 units per acre for multi-family residential development and up to 10 units per acre for single family development.

Desired Uses:

- Most commercial, retail, office, & institutional uses
- Employment centers
- Artisan manufacturing
- Multi-family residential
- High density single-family residential uses
- Upper story residential

Inappropriate Uses:

- Medium and low density single-family residential uses
- Storage facilities
- Industrial uses

Transportation Infrastructure:

- Automobile: arterial, collector (major, local, minor), and local roads
- Pedestrian: 5 – 10 foot sidewalks, crosswalks, pedestrian signals
- Cyclist: bicycle lanes, multi-use paths, and bicycle parking
- Transit: Park and ride facilities and limited fixed-route service (including bus shelters)

NEIGHBORHOOD MIXED USE

Neighborhood mixed use allows for a transition between more intense commercial, office, and residential development to lower density residential neighborhoods. The neighborhood mixed use category is primarily dedicated to non-residential uses that provide services, entertainment, and amenities to residents within a three mile radius. Land use and development within this category is closely coordinated with existing and planned roadway transportation networks, while encouraging bicycle and pedestrian access. This future land use category should be composed of a mixture of integrated commercial, office, institutional, and single-family residential uses. This future land use classification is not intended to be solely reserved for mixed use developments. Single use developments that contribute toward an integrated land use pattern of appropriate commercial, office, civic, and medium density residential uses are encouraged.

Appropriate uses include neighborhood-scale retail, restaurant, and office establishments; religious and educational institutions; and higher-density single-family residences – attached and detached. Large-scale or intense commercial establishments, multi-family development, and industrial operations are not appropriate. Building footprints are generally limited to 15,000 square feet in size or smaller. These areas should be served by water and sewer infrastructure. Development density within this category allows for up to 10 units per acre for residential development.

Desired Uses:

- Commercial/retail and office uses that serve existing communities. Examples include
- restaurants, cafes, drug stores, healthcare facilities, professional offices, and retail oriented uses.
- Single-family dwellings – detached, duplex, and townhouse (up to ten units in a single structure)

Inappropriate Uses:

- Establishments requiring large surface parking in excess of 20,000 square feet
- Low density residential uses
- Industrial uses
- Storage facilities

Transportation Infrastructure:

- Automobile: arterial, collector (major, local, minor), and local roads
- Pedestrian: 5 foot sidewalks, crosswalks, and pedestrian signals
- Cyclist: bicycle lanes, multi-use paths, and bicycle parking

COMMERCIAL WATERFRONT

Pender County's Intracoastal Waterway and river segments are prime locations for strategically placed development to support and enhance coastal activities, water-based recreation, and the tourism industry. This future land use category should be developed with commercial and recreational amenities that support the County's interest as a tourism destination, while providing access to these resources for residents and the general public. Principles for development include allocation of space for public access, coordination with floodplain and CAMA development regulations, sensitivity to natural habitat, tree preservation, and buffering of any adjacent residential uses. The use of low-impact development for stormwater management is highly encouraged. Pervious parking lots are highly desired and appropriate

gravel (clean-washed #57 stone) may be used in place of permanent surfaces. Ease of vehicular and bike/pedestrian access is vital to the commercial waterfront land uses.

Direct access to public trust waters should be provided. Development within this future land use category should be compatibly designed and connected to the adjacent waterbody – river or Intracoastal Waterway – through designated public access locations such as a boardwalk, dock, pier, and/or canoe/kayak or small boat launch.

Desired Uses:

- Water-based restaurants and retail establishments open to the public
- Water-based recreational uses available for public use

Inappropriate Uses:

- Uses not associated with coastal or riverine waters
- Industrial uses
- Residential uses

Transportation Infrastructure:

- Automobile: collector (local, minor) and local roads
- Pedestrian: 5 foot sidewalks
- Cyclist: bicycle lanes, multi-use paths, and bicycle parking

CIVIC

The civic future land use category accounts for the development of governmental buildings and supporting community services such as police and fire rescue. Public institutional uses such as schools and governmental buildings are also included in this future land use category.

Desired Uses:

- Public uses

Inappropriate Uses:

- Commercial development
- Residential development

Transportation Infrastructure:

- Automobile: arterial, collector (major, local, minor), and local roads
- Pedestrian: 5 foot sidewalks
- Cyclist: bicycle lanes, multi-use paths, and bicycle parking

INDUSTRIAL

To increase employment in the County, industrial uses are highly encouraged in appropriate locations such as the Pender Commerce Park or US 117 in Rocky Point. Industrial land uses that are adjacent to residential land uses should be heavily buffered to reduce any adverse impacts between these two incompatible uses. The width of the buffer should be based on the type of industry and its potential to create noise, odors, heavy truck traffic, or other negative effects.

Appropriate uses include manufacturing, warehousing and wholesaling, transportation and distribution centers, water and wastewater treatment facilities, landfills, bulk storage of hazardous materials, large equipment storage and operation, and other uses that may be unpopular neighbors. Residential

development and general retail uses are not appropriate. These areas should be served by water and sewer infrastructure.

Desired Uses:

- Industrial
- Manufacturing
- Mining

Inappropriate Uses:

- Residential
- Commercial

Transportation Infrastructure:

- Automobile: arterial, collector (major, local, minor), and local roads
- Pedestrian: 5 foot sidewalks on site
- Cyclist: bicycle lanes and bicycle parking on site

LIGHT INDUSTRIAL

The purpose of this land use category is for the use of light industrial operations and heavy commercial uses such as building material suppliers, auto repair, auto sales, storage facilities, and other establishments with extensive outdoor storage or those that will have an impact on neighboring properties. Light industries typically require less space, raw power, and water consumption than those in the Industrial future land use category. These uses may entail the manufacturing of partially processed materials to produce items of relatively high value per unit weight.

These areas should have excellent transportation access (or potential access) to primary roadways. These areas may be individual sites or integrated into the Pender Commerce Park. Light industrial uses create minimal emission of smoke, dust, fumes, glare, noise, and vibrations. These areas should be served by water and sewer infrastructure.

Desired Uses:

- Light industrial
- Light manufacturing
- Office
- Heavy commercial
- Storage facilities

Inappropriate Uses:

- Heavy industrial
- Heavy manufacturing
- Residential uses

Transportation Infrastructure:

- Automobile: arterial, collector (major, local, minor), and local roads
- Pedestrian: 5 foot sidewalks
- Cyclist: bicycle lanes and bicycle parking on site

MEDIUM DENSITY RESIDENTIAL

Medium density residential uses are vital to supporting Pender County's growing population by strategically locating more dense residential development in areas that will not create conflicts with

existing neighborhoods. These uses are located in close proximity to supporting services and a mixture of development types, and are generally found in the southern portion of the County. Appropriate uses include single-family residences, duplexes, community recreation and open space uses, and neighborhood-scale institutional uses such as religious and civic organizations.

Planned communities may also include well-integrated neighborhood-scale commercial and office uses. Industrial and manufacturing uses, and commercial and office uses not located within a planned community, are inappropriate. Development density within this category is three dwelling units an acre or less.

Desired Uses:

- Single-family dwellings – detached and duplex (up to two units per structure)
- Age appropriate retirement housing
- Recreation, parks, and open space

Inappropriate Uses:

- Multi-family residential uses
- Commercial, office, and institutional development not integrated into a planned community
- Industrial development

Transportation Infrastructure:

- Automobile: arterial, collector (major, local, minor), and local roads
- Pedestrian: 5 foot sidewalks and crosswalks at primary intersections
- Cyclist: bicycle lanes and multi-use paths

LOW DENSITY RESIDENTIAL

The Low Density Residential future land category is located on the fringe of medium density residential uses and within existing single-family neighborhoods. These areas are typically established single-family neighborhoods with a low density residential development pattern. Appropriate uses include single-family dwellings and neighborhood-scale institutional facilities. Commercial and industrial uses are inappropriate in these areas, as are large institutions and other significant traffic generators. Development density within this category is two dwelling units an acre or less. Water and sewer service may not be available in these areas.

Desired Uses:

- Single-family residential uses – detached
- Recreation, parks, and open space

Inappropriate Uses:

- Non-residential development
- Single-family dwellings – attached
- Multi-family residential uses

Transportation Infrastructure:

- Automobile: Collector (local, minor), and local roads
- Pedestrian: 5 foot sidewalks on one side
- Cyclist: bicycle lanes and multi-use paths

COASTAL RESIDENTIAL

Supporting the County's coastal character and natural habitat is a top priority for Pender County residents. To more appropriately preserve the County's coastal character, the Coastal Residential future land use category is established. Coastal residential land uses are located east of the US 17 corridor and generally within a half-mile of estuarine waters such as coastal creeks and the Intracoastal Waterway. Appropriate uses include single-family residences, community recreation and open space uses, and water-based recreation uses (public and private). Unencumbered access to public trust coastal waters is highly encouraged. To support adjacent coastal surface water quality, low impact development (LID) is encouraged. In general, lots should be limited to impervious surface coverage of 35% or less. Tree preservation and mitigation is required for stormwater purposes and as a means of preserving the coastal habitat. Development density within this category is two dwelling units an acre or less. Water and sewer service are typically available in these areas.

Desired Uses:

- Single-family dwellings – detached
- Recreation, parks, and open space

Inappropriate Uses:

- Single-family dwellings – attached
- Multi-family residential uses
- Commercial, office, and institutional development
- Industrial development

Transportation Infrastructure:

- Automobile: Collector (local, minor) and local roads
- Pedestrian: 5 foot sidewalks
- Cyclist: bicycle lanes and multi-use paths

RURAL AGRICULTURE

The Rural Agricultural future land use category supports and protects Pender County's agricultural areas. These areas are an essential part of the County's economy and agricultural heritage. Within the Rural Agriculture future land use category, agriculture uses are highly encouraged. Preservation of prime farmland soils for continued prosperity of farming and forestry operations should be considered. Manufactured homes and very low density single family detached dwellings are appropriate uses in this category. Commercial, civic, office, and institutional uses are permitted where compatible with existing neighborhoods and as a resource or employment opportunity for area residents. Development density within this category is one dwelling unit an acre or less. Expansion of centralized water and sewer systems within this future land use category are discouraged, unless necessary to protect public health when existing systems fail.

Desired Uses:

- Single-family dwellings – detached
- Manufactured homes
- Recreation, parks, and open space

Inappropriate Uses:

- Single-family dwellings – attached

- Multi-family residential uses
- Most commercial, office, and institutional development
- Industrial development

Transportation Infrastructure:

- Automobile: Collector (local, minor) and local roads
- Cyclist: paved shoulders and multi-use paths

RECREATION

The Recreation future land use category is intended to preserve future public and private recreation/open space lands. Recreation uses such as parks, golf courses, boat launches, and passive open space should be preserved for use by future generations. In order to protect property values and enhance quality of life, these lands should be protected from future development.

Desired Uses:

- Preserved open space
- Active and passive recreation uses
- Recreational amenities and clubhouses
- Public buildings

Inappropriate Uses:

- Non-residential development
- Residential development

Transportation Infrastructure:

- Automobile: arterial, collector (major, local, minor), and local roads
- Pedestrian: 5-foot sidewalks
- Cyclist: bicycle lanes, multi-use paths, and bicycle parking

CONSERVATION

This land use category includes state-owned game lands, conservation trust lands, and Lea-Hutaff Island. These lands serve as resources for the public at large through environmental education opportunities, natural aesthetic qualities, wildlife habitat, and stormwater drainage. Development is strongly discouraged within this future land use category. Appropriate uses include parks, passive/active open space, and nature centers. Residential, commercial, and industrial development are not appropriate.

Desired Uses:

- Nature trails
- Preserved open space
- Nature-based educational uses that have limited environmental impact
- Forestry and agricultural uses
- Passive recreation areas

Inappropriate Uses:

- Non-residential development unless exempted above
- Residential development

Transportation Infrastructure:

- Automobile: collector (local, minor) and local roads
- Pedestrian: nature trails
- Cyclist: paved shoulders and multi-use paths

Adoption Timeline

The following timeline is tentative and subject to change:

- 10/26/17: CAC Approval
- 11/7/17: PB receipt of final draft plan
- 12/5/17: PB review of final draft plan
- February: Planning Board Public Hearing and possible recommendation
- February –March/April 2018: Mandatory 75-day review per 15A NCAC 7B.0801 by Division of Coastal Management and State/Federal agencies.
- February-March: Deliver Planning Board recommended plan to BOCC for initial review.
- March/April –May/June 2018: BOC Public Hearing and possible CRC certification per 15A NCAC 07B .0802.

Summary of Comments Received

Planning Staff held several meetings regarding the draft of the final plan update. Informal drop-in meetings were held on January 9th & 10th in Burgaw and Hampstead. Staff was also available in the same locations on January 16th & 17th. Comments were received from meeting attendees and are listed below:

- Desire for increased senior housing options.
- Coordination between police and public.
- Consider revising the Future Land Use designation in the area of Transfer Station Road from Low Density Residential to Regional Mixed Use, with Medium Density Residential buffering the Residential Mixed Use.
- General concerns regarding the rapid growth of the County and the traffic demands caused by the increasing number of residents moving into Pender County.
- Consider revising the density of the Coastal Residential Future Land Use designation. An increase in density is requested for projects with increased water quality/quantity standards, public water access, or low impact development. Also consider the allowance of townhomes and duplexes approved as part of a master planned community whereby only single-family units are located on the periphery of the development.
- Consider provisions for a more flexible mixture of residential uses – single-family, duplex, and townhome – within the low and medium density residential future land use category as part of a master planned community whereby only single-family units are located on the periphery of the development.
- Include statement regarding linkage and interrelatedness of land use, transportation, recreation, open space, drainage, and capital improvements.
- Modify Objective 4.6 regarding “enrollment capacity”.
- Staff met with Kacy Cook, a representative of the North Carolina Wildlife Resources Commission. Comments were provided to the County for new recommended action items and clarifications to enhance portions of the plan pertaining to wildlife resource preservation and existing natural systems and hazards.
- Comments from the Business Alliance for a Sound Economy (BASE) are found in Attachment 1.



January 22, 2018

Members of the Planning Board,

Business Alliance for a Sound Economy (BASE) appreciates the opportunity to provide feedback and comments regarding the Pender County Comprehensive Plan (11/7/2017 draft). BASE is a regional business advocacy group whose diverse membership includes organizations like the Topsail Island Association of REALTORS®, Wilmington Chamber of Commerce and Wilmington-Cape Fear Home Builders Association as well as landowners and individual businesses invested in the continued prosperity of Pender County.

Our overarching goal continues to be a Comprehensive Plan that is sustainable for the next 25 years and reflects the importance of continued investment and protection of quality of life. We remain concerned about the creation of a long-term Land Use Plan which will be a burden to future investment if projects cannot show “consistency” with the document during the planning process. Encouraging private investment, supporting existing businesses and growing new jobs will all lead to improvements in infrastructure, tax base and quality of life in Pender County. Continuing to drive investment in the 421, 40 and 17 corridors will be a benefit to the entire region.

From a regional perspective, growth is going to continue to come to Pender County—especially along the Highway 17 corridor. However with one major thoroughfare and natural barriers on each side, it provides a planning challenge. The paradox is that continuing to facilitate growth in this area will provide the solutions to the problems. More residential units will provide bigger draws for employers and commercial investment as well as assist in the funding of transportation improvements and the viability of the Hampstead Bypass.

The majority of our comments focus on Chapter 5 Land Use and Growth Management.

- Table 5.2 provides an interesting analysis of existing land uses in the County—where 82% is rural and conservation and only .21% is commercial, .01% is multifamily and 5.9% is single family residential. Is that a viable and sustainable balance of land use types?
- The planning area analyses provide good information regarding current “vacant land”—yet it does not include information on the true viability of these parcels. Are there wetland impacts? Is there water/sewer available? Is the parcel required to build a public collector street?
- The creation of mixed use districts will be a benefit to Pender County. However, we would recommend NOT including mandatory percentages of commercial/multifamily/residential mixes. Mixed use development is market-based and can vary based on a number of factors. We recommend creating more flexibility to ensure these districts are viable.
- We strongly oppose the creation of the Coastal Residential land use category (page 5-22). Can existing homes in this area meet the 35% coverage criteria? Is LID a viable option in all cases? This provision will effectively devalue the most valuable part of Pender County—the areas east of Highway 17. Perhaps an overlay district around Hampstead would be a better alternative.
- Specific policy recommendations like 5.I.E Compatible Development will cause challenges at the Planning Board and Commissioners meeting as opinions will differ on how to “limit traffic, noise and light impacts on existing residential uses”

- As multifamily becomes a more frequent use in Pender County, Recommended Action 5.1.1.2 will become increasingly critical. Alternatively, Recommended Action 5.1.1.3, requiring multifamily uses to contribute funds for water-based recreational areas seems questionable.
- Page 5-30 contains key recommendations regarding jobs: 5.1.L and 5.1.N are keys to growth of jobs and business development in Pender County. These recommendations are the key to the entire document.
- Alternatively, Recommended Action 5.1.X.1 Coastal Residential Zoning will conflict with Policy 5.1.BB which “supports the development of a variety of workforce housing options for teachers fire fighters, police officers, seniors and low to moderate income persons”

We feel that it is important the County amend the document to clearly provide a comprehensive plan that clearly supports future investment and jobs, 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. We recommend streamlining some of the conflicts in the draft document, as identified above. Housing is the driver for jobs, employment and enhanced commercial. All of these types of future investment will also add to the tax base and make important infrastructure improvements.

Moving forward, we encourage the County to invest in a consultant to fine tune the development ordinances so they reflect the new comprehensive Plan and enable growth and future investment. The County should develop and utilize innovative and flexible land planning techniques that encourage developments to efficiently use land resources that result in efficiently planned areas, infill development, redevelopment, and the adaptive re-use of existing buildings.

Thank you for the continued opportunity to comment on this critically important comprehensive planning effort. We look forward to providing additional feedback as this document evolves. Our interest remains predictable and transparent regulations that benefit quality of life.

Thank you,

Tyler Newman
President & CEO
Business Alliance for a Sound Economy