



STROUD ENGINEERING, P. A.

CONSULTING ENGINEERS
102D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
WWW.STROUDENGINEER.COM
LICENSE NO. C-0647

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Falls Mist Village

Conditional Rezoning Narrative

Introduction

Three properties are compiled to be proposed as a Planned Development by the two landowners Rocky Point Properties, LLC and Farm and Garden, LLC. Rocky Point Properties, LLC owns the 208.6 acre tract adjacent the Fallbrook subdivision. Farm and Garden, LLC owns the 35.3 acre and the 57.2 acre tracts extending off US Highway 210 toward Rocky Point Properties. The three tracts combine to just over three hundred and one acres. These properties stretch from US Highway 117 to North Carolina Highway 210. The two properties on either end are presently zoned RP. The property in the middle is presently zoned RA. The current maximum density for the properties is understood to allow for about six hundred and sixty-seven homes. All three properties are proposed for conditional rezoning to PD. The conditional rezoning plan proposes seven hundred and fifty single family detached lots. The PD zoning is desired to enable lot size flexibility. An onsite waste water treatment plant is proposed to provide sewer service to the development. The Pender County Comprehensive Transportation Plan shows a group 2 collector street bisecting the properties, parallel to US Highway 117 and connecting to NC Highway 210. This is considered the primary collector street serving the proposed development. The plan also shows a group 2 collector extending from US Highway 117 out of the Williamson tract and intersecting the collector planned parallel to US Highway 117. There is also a group 1 collector street shown extending out of the Fallbrook subdivision that also intersects the collector parallel to US Highway 117. The proposed plan includes such collector streets with limited access to interconnecting streets. The group 2 collector street include bike lanes and a sidewalk. The lots are proposed off of the interconnecting streets. There will be no residential driveways extended from the collector streets. The collector streets will be designed as public road rights of way and built for North Carolina Department of Transportation acceptance.

Existing Uses

The properties are all currently undeveloped and utilized for agriculture of various description. The property is mostly cleared for these purposes. Turkey Creek meanders along the western property line of the largest tract before cutting between the two properties closest to NC Highway 210. The wetlands adjacent to Turkey Creek constitute the majority of the wetlands on

the properties. There is within the wetland boundaries and adjacent Turkey Creek the one-hundred year flood plain.

Proposed Uses

The proposed PD zoning is to enable a large single family residential neighborhood with varying lot sizes and supporting commercial uses being the waste water treatment plant and commercial frontage on NC Highway 210. The commercial use is intended to serve and compliment the neighborhood. The project will initially develop from US Highway 210 by extending the aforementioned primary group 2 collector into the Farm and Garden Property with proposed residential lots fronting local roads that emanate from the main collector. The collector will be extended as the project develops additional phases until its completed connection to the south end of the property and with a group 1 collector connecting east to Fall Brook Lane. The project will maintain and mostly preserve existing drainage patterns while proposing wet detention ponds to treat and manage the stormwater runoff. Existing wetlands on the property will be preserved to the greatest extent practical. The total wetland impact will be limited to one half acre for each of the two developers. The project proposes a wastewater treatment plant. The plant will be developed in accordance with North Carolina Department of Environmental Quality standards and permitted to water reuse standards. This will enable the treated wastewater to be reused for irrigation in the common areas as well as returned to the lots for irrigation if so desired. Potable water will be provided by Pender County Utilities with a main that will connect the lines on US Highway 117 with those on NC Highway 210. This will improve the water pressures and quality in the region. The development will extend primarily on already cleared property. Grading will be limited to only that necessary for drainage to the proposed detention ponds.

In consideration of the concerns raised at the July 8th, 2020 community meeting the plan has been revised to now show phasing extending from the north end of the property adjacent NC Highway 210, proposed drainage and conservation areas, a revised group 2 collector location being more consistent with the Pender County Collector Street Plan as well as buffers where existing wetland buffers are not provided. The community meeting was contentious however we feel beneficial to the process and the plan.

