

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

Master Development Plan Application Information Sweetgrass Mungo Homes

Case Number: MDP 2024-68

Application Type: Master Development Plan

Applicant: CLD Engineering, PLLC

Owners: Clayton Properties Group, INC.

Location: Approximately 1 mile south of the intersection of US Hwy 17 and Scotts Hill Loop Road slightly east of the Pender and New Hanover County line.

Property ID #(s): 3270-86-1779-0000

Description: Residential Master Development Plan for 228 dwelling units on an approximately 115 Acre tract

Current Zoning: RP, Residential Performance

Technical Review Committee Meeting: August 1, 2024

Board of County Commissioners/Planning Board Meeting: N/A

Application Materials

Application Package
Site Plan

APPLICATION PACKAGE

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE

Application No.	MDP	Date	
Application Fee	\$	Invoice Number:	
Pre-Application Conference		Hearing Date	

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Nathan Allen, CLD Engineering	Owner's Name:	Clayton Properties Group, Inc
Applicant's Address:	PO Box 1172	Owner's Address:	441 Western Lane
City, State, & Zip	Wilmington, NC 28402	City, State, & Zip	Irmo, SC 29063
Phone Number:	910-254-9333	Phone Number:	
Email Address:	nallen@cldeng.com	Email Address:	

Legal relationship of applicant to land owner:

SECTION 2: PROJECT INFORMATION

Type of Master Development Plan	<input checked="" type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	
Property Identification Number (PIN):	3270-86-1179-0000	Total property acreage:	114.96
Zoning Classification:	RP	Acreage to be disturbed:	+/- 85 Ac.
Project Address :			
Description of Project Location:	The property is located off Scotts Hill Loop Rd. about 1.25 miles East of HWY 17. A second entrance is proposed from Abbey Ln.		
Describe activities to be undertaken on project site:	Please refer to design narrative for this information.		

SECTION 3: SIGNATURES

Applicant's Signature		Date:	6/26/2024
Applicant's Printed Name	Nathan Allen, PLA	Date:	6/26/2024
Owner's Signature		Date:	7/9/24
Owner's Printed Name	Tammy Spivey	Date:	7/9/24

SITE PLAN(S)

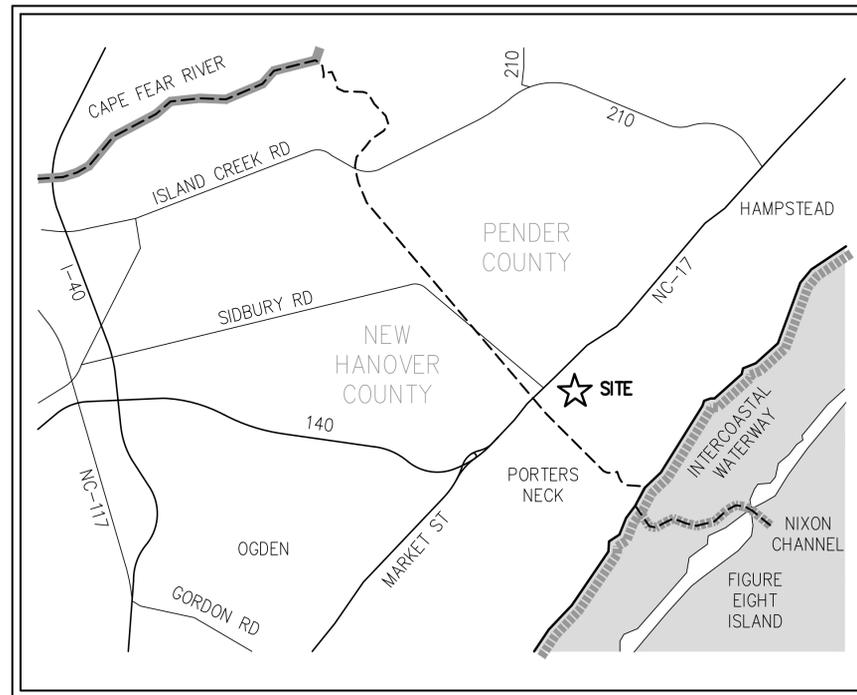
Sweetgrass at Abbey Preserve

Master Development Plan PENDER COUNTY, NC

OWNER:
CLAYTON PROPERTIES GROUP, INC
441 WESTERN LANE
IRMO, SC 29063

ENGINEER:
CLD Engineering, PLLC
P.O. Box 1172
Wilmington, NC 28402

SURVEYOR:
ESP & ASSOCIATES, INC.
211 RACINE DRIVE SUITE 101
WILMINGTON, NC 28403
LIC# F-1407
P: 910-444-3899



VICINITY MAP
NOT TO SCALE

SHEET	NAME	CONTENTS
COVER	COVER	
EX-1	EXISTING CONDITIONS	
SP-01	PRELIMINARY SITE PLAN	
SP-02	PRELIMINARY UTILITY PLAN	



Sweetgrass at Abbey Preserve
Master Development Plan

COVER

REV	DATE	DESCRIPTION	INIT
A	28 JUNE 2024	MASTER DEVELOPMENT PLAN	NAA

REVIEW AGENCY	APPROVAL DATE	PERMIT NUMBER

Approved by the Pender County Unified Development Ordinance Administrator

Date _____ Administrator _____

*Site plan valid for two years from approved date

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

BEFORE YOU DIG, CALL



APPROVED: JP	PROJECT: 178-07
CHECKED: JFB	SCALE: NTS
DESIGNED: NAA	RELEASE: PRELIM

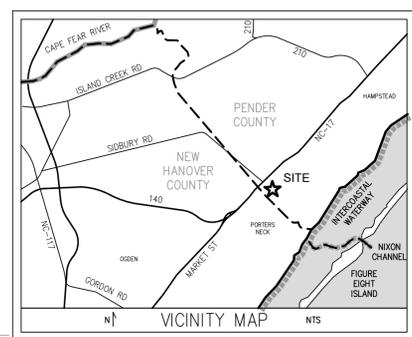
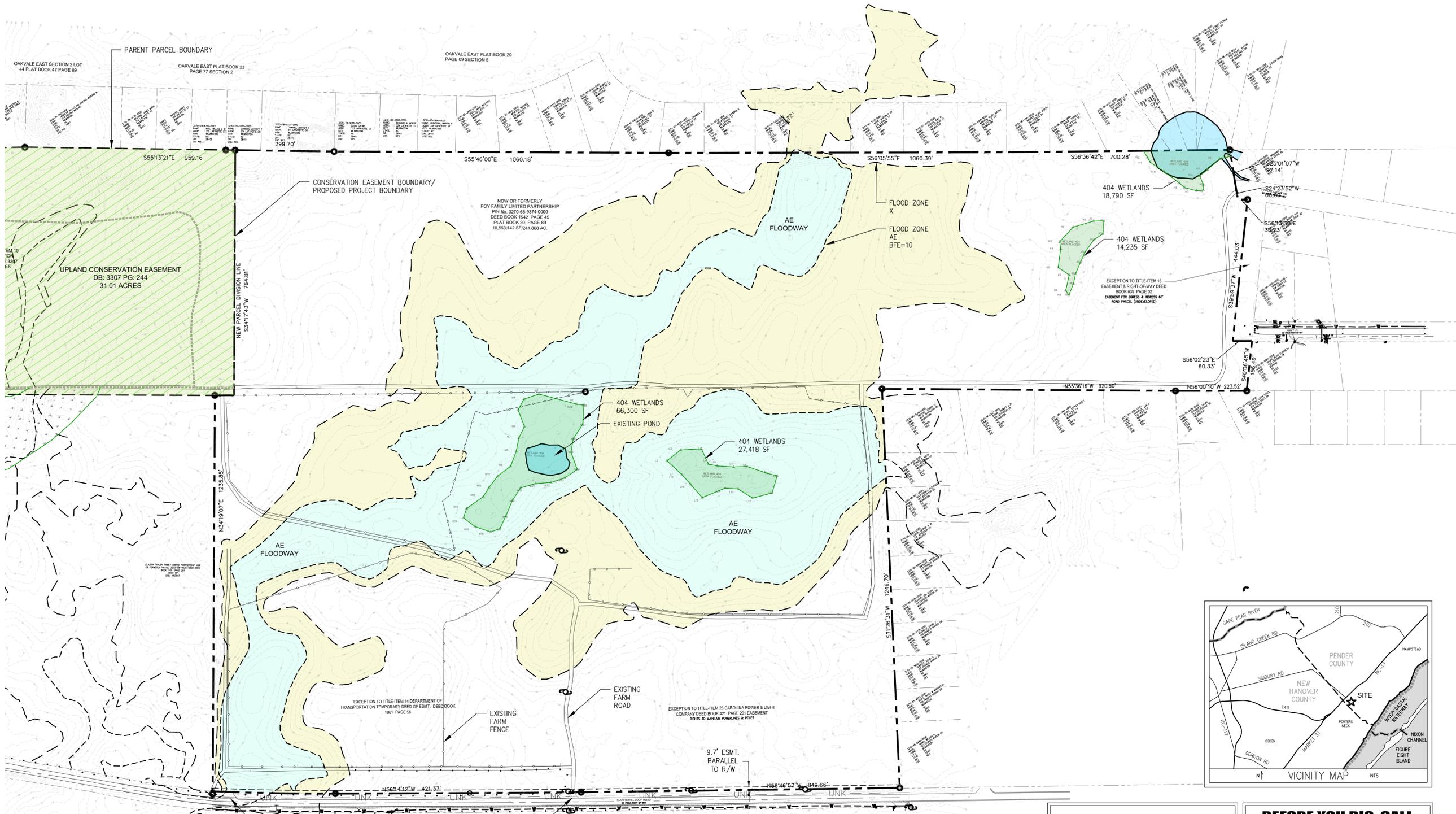
SHEET
COVER



CLD Engineering, PLLC
 Civil Engineering / Landscape Architecture
 Land Planning / Construction Management
 NCBELS Firm License P-0389
 P.O. Box 1172 Phone: 910-254-9333
 Wilmington, NC 28402 Fax: 910-254-0502
 www.cldeng.com

**Sweetgrass at Abbey Preserve
 Master Development Plan**

FULL SIGHT EXISTING CONDITIONS



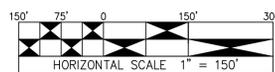
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www.nc811.org

EXISTING CONDITIONS PLAN
 1" = 150' (ON 24" X 36" PLAN SHEET)



1
 EC-1

REV	DATE	DESCRIPTION	INIT
A	28 JUNE 2024	MASTER DEVELOPMENT PLAN	NAA

APPROVED:	JP	PROJECT:	178-07
CHECKED:	JFB	SCALE:	1" = 200'
DESIGNED:	NAA	RELEASE:	PRELIM

SHEET
EX-1



CLD Engineering, PLLC
 Civil Engineering / Landscape Architecture
 Land Planning / Construction Management
 NCBELS Firm License P-0383
 P.O. Box 1177 Phone: 910-254-9333
 Wilmington, NC 28402 Fax: 910-254-0502
 www.cldeng.com

**Sweetgrass at Abbey Preserve
 Master Development Plan**

PRELIMINARY SITE PLAN

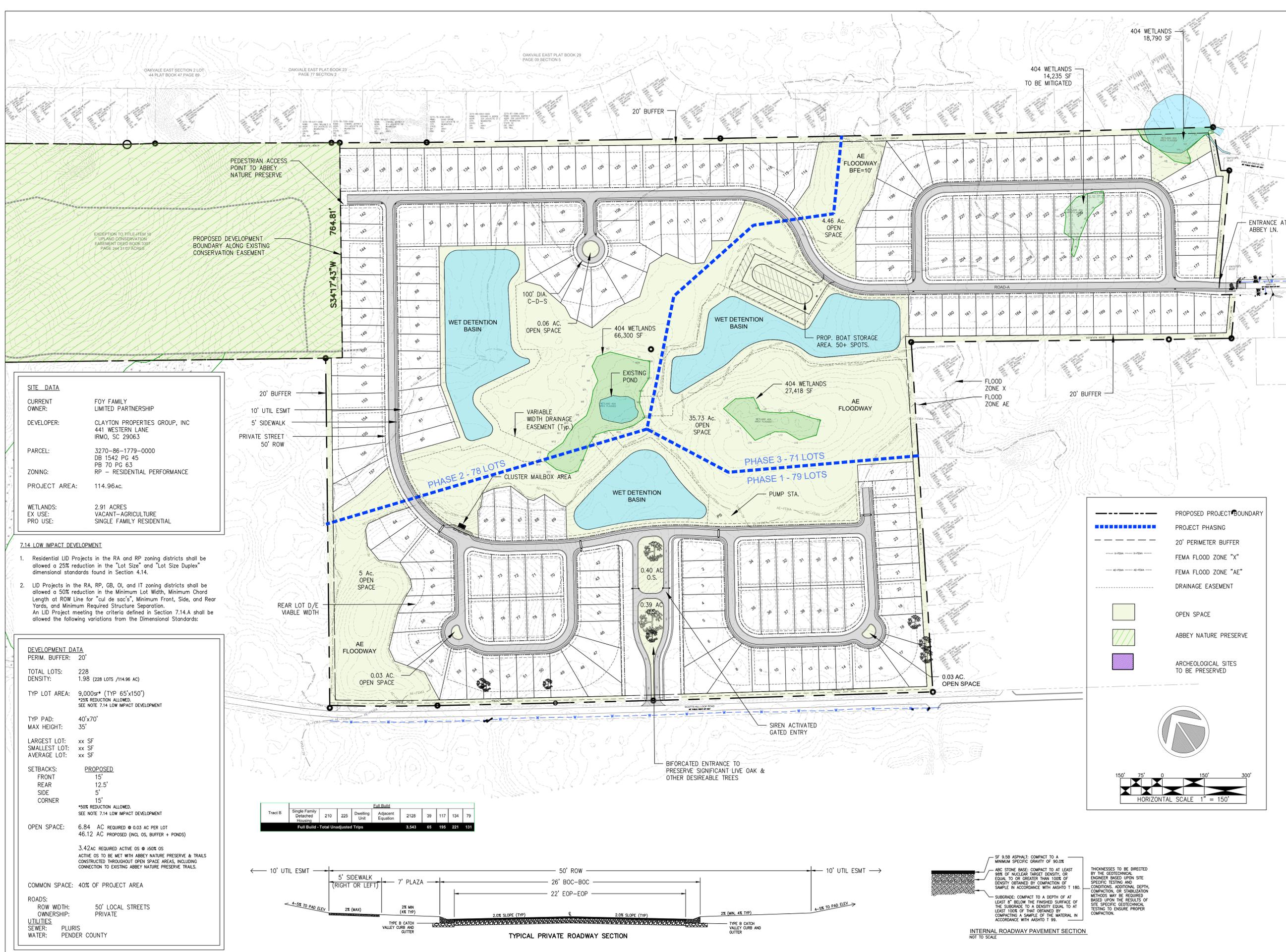
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APPROVED: JP PROJECT: 178-07
 CHECKED: JFB SCALE: 1" = 150'
 DESIGNED: NAA RELEASE: MDP

SHEET
SP-01



SITE DATA

CURRENT OWNER:	FOY FAMILY LIMITED PARTNERSHIP
DEVELOPER:	CLAYTON PROPERTIES GROUP, INC 441 WESTERN LANE IRMO, SC 29063
PARCEL:	3270-86-1779-0000 DB 1542 PG 45 PB 70 PG 63
ZONING:	RP - RESIDENTIAL PERFORMANCE
PROJECT AREA:	114.96ac.
WETLANDS:	2.91 ACRES
EX USE:	VACANT-AGRICULTURE
PRO USE:	SINGLE FAMILY RESIDENTIAL

7.14 LOW IMPACT DEVELOPMENT

- Residential LID Projects in the RA and RP zoning districts shall be allowed a 25% reduction in the "Lot Size" and "Lot Size Duplex" dimensional standards found in Section 4.14.
- LID Projects in the RA, RP, GB, OL, and IT zoning districts shall be allowed a 50% reduction in the Minimum Lot Width, Minimum Chord Length at ROW Line for "cul de sac's", Minimum Front, Side, and Rear Yards, and Minimum Required Structure Separation. An LID Project meeting the criteria defined in Section 7.14.A shall be allowed the following variations from the Dimensional Standards:

DEVELOPMENT DATA

PERIM. BUFFER: 20'

TOTAL LOTS: 228
 DENSITY: 1.98 (228 LOTS / 114.96 AC)

TYP LOT AREA: 9,000sq* (TYP 65'x150')
 *25% REDUCTION ALLOWED
 SEE NOTE 7.14 LOW IMPACT DEVELOPMENT

TYP PAD: 40'x70'
 MAX HEIGHT: 35'

LARGEST LOT: xx SF
 SMALLEST LOT: xx SF
 AVERAGE LOT: xx SF

SETBACKS: PROPOSED
 FRONT: 15'
 REAR: 12.5'
 SIDE: 5'
 CORNER: 15'

*50% REDUCTION ALLOWED.
 SEE NOTE 7.14 LOW IMPACT DEVELOPMENT

OPEN SPACE: 6.84 AC REQUIRED @ 0.03 AC PER LOT
 46.12 AC PROPOSED (INCL OS, BUFFER + PONDS)

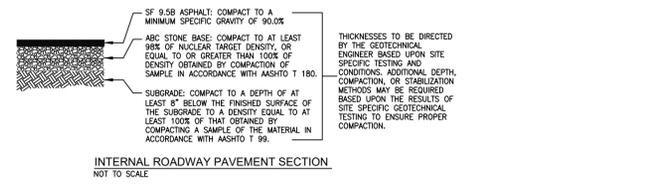
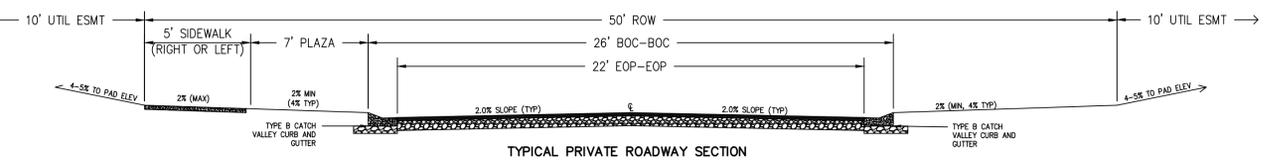
3.42ac REQUIRED ACTIVE OS @ 50% OS
 ACTIVE OS TO BE MET WITH ABBEY NATURE PRESERVE & TRAILS
 CONSTRUCTED THROUGHOUT OPEN SPACE AREAS, INCLUDING
 CONNECTION TO EXISTING ABBEY NATURE PRESERVE TRAILS.

COMMON SPACE: 40% OF PROJECT AREA

ROADS:
 ROW WIDTH: 50' LOCAL STREETS
 OWNERSHIP: PRIVATE

UTILITIES:
 SEWER: FLURIS
 WATER: PENDER COUNTY

Tract B	Single Family Detached Housing	Full Build										
		210	225	Dwelling Unit	Adjacent Equation	2128	39	117	134	79		
Full Build - Total Unadjusted Trips		3,543							65	195	221	131





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PRELIMINARY UTILITY PLAN



UTILITIES
 SEWER: PLURIS
 WATER: PENDER COUNTY

- - - - - PROPOSED PROJECT BOUNDARY
 - - - - - PROJECT PHASING
 - - - - - 20' PERIMETER BUFFER
 - - - - - FEMA FLOOD ZONE "X"
 - - - - - FEMA FLOOD ZONE "AE"
 - - - - - DRAINAGE EASEMENT

OPEN SPACE
 ABBEY NATURE PRESERVE
 ARCHEOLOGICAL SITES TO BE PRESERVED

150' 75' 0 150' 300'
 HORIZONTAL SCALE 1" = 150'

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SHEET
SP-02