

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

Application Information St Johns Church Road Conditional Rezoning

Case Number: REZONE 2025-91

Application Type: Conditional Rezoning Application

Applicant: Bill Clark Homes of Wilmington, LLC, Landon Weaver

Owners: Heritage East Holdings, LLC

Location: This project is located on the north side of St Johns Church Road between Alfonso Nixon Drive and R J Nixon Road.

Property ID #: 3293-36-9546-0000

Description: Application seeking the approval of a Conditional Rezoning to allow 104 townhomes on a property totaling approximately 19 acres.

Current Zoning: RP, Residential Performance

Application Materials

Application
Narrative
Site Plan

Application

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Conditional Zoning Map Amendment Submission (Conditional Rezoning)

Applications will be considered for review by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. _____ **Signed Application**
2. _____ **Payment**
Invoices for the application fee and stormwater review will be generated after receipt of application for online payment. **Do not include check with application.** \$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter (rounded to the nearest whole acre). CZMA stormwater review fee - \$200.
3. _____ **Generalized Site Development Plan**
All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application.
4. _____ **Narrative**
A description and/or statement of the present and proposed land use classification and stating why the request is being made and any information that is pertinent to the case.
5. _____ **Public Input Meeting Report**
A meeting summary shall be submitted in accordance with the Unified Development Ordinance. This item is not required at the time of application submittal but must be received by the Administrator prior to any public hearings are noticed. *The report should include a copy of the letter notifying property owners of the meeting, a list of property owners within 500' of the subject property, an attendance roster, a summary of issues discussed, and the meeting results including changes to the project's proposal, if any.*
6. _____ **Digital Submission**
For all documents submitted in paper copy, provide a digital version. These may be emailed or uploaded to a share folder. *Physical media such as CD or USB drives will not be accepted.*
7. _____ **List of Property Owners Within 500'**
A numbered list of names and addresses, as obtained from the county tax listings and tax abstract, including the applicant, owner, and owners of all properties located within 500-feet of the perimeter of the project bounds as obtained from the county tax listings and tax abstract. *Instructions to obtain 500 buffer list are available on Pender County's website on the Planning and Community Development page.*
8. _____ **500' Buffer Property Envelopes**
The applicant shall provide a set of business envelopes addressed to the applicant, the owner, and each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with first class postage adhered. Do not include return address or company branding on envelopes.

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant

Printed Name

Landon Weaver

Date

10/2/25

APPLICATION FOR CONDITIONAL REZONING

SECTION 1: APPLICANT INFORMATION					
Applicant's Name:	Bill Clark Homes of Wilmington, LLC Rep: Edward H. Clark <i>Landon Weaver</i>	Owner's Name:	Heritage East Holdings, LLC		
Applicant's Address:	127 Racine Drive, Suite 201	Owner's Address:	102 Autumn Hall Dr Suite 210		
City, State, & Zip	Wilmington, NC 28403	City, State, & Zip	Wilmington, NC 28403		
Phone Number:	910-350-1744	Phone Number:			
Email Address:	lweaver@billclarkhomes.com	Email Address:			
Legal relationship of applicant to landowner: Land under contract					
SECTION 2: PROJECT INFORMATION					
Property Identification Number (PIN):	3293-36-9546-0000	Total property acreage: <i>(rounded to the nearest whole acre)</i>		±19 ac	
Current Zoning District:	RP	Proposed Zoning District:	CZ	Acreage to be Rezoned:	±19 ac
Project Address or Location:	Property adjacent to 978 St Johns Church Road on the SW side			Future Land Use Category:	Neighborhood Residential
Proposed Uses to be Considered (Include NAICS Code):					
Township:	Topsail	Road Type:	Public/ Private /Both		
Water Provider:	Pluris	Waste Water Provider:	Pender County Utilities		
SECTION 3: SIGNATURES					
Applicant's Signature			Date:	10/2/25	
Applicant's Name Printed	Landon Weaver for Bill Clark Homes of Wilmington		Date:	10/2/25	
Owner's Signature			Date:	10-2-2025	
Owner's Name Printed	D. Bryce Morrison, Jr		Date:	10-2-2025	

Narrative



Date: October 3, 2025

St. Johns Church Road Tract Project Narrative:

Bill Clark Homes of Wilmington, LLC is requesting a rezoning from RP to Conditional Zoning District (CZ). The subject parcel (Pender County PIN 3293-36-9546-0000) is now bisected by the Hampstead Bypass, and ±19 acres of land southeast of the bypass located between St. Johns Church Road and the Hampstead Bypass is the only subject land included in this rezoning request. The remainder of the land will remain in the existing landowner's control and unaltered, other than the subdivision of this subject parcel.

The existing subject site's RP zoning does not allow townhomes as proposed by our client. RM and PD are the only zoning districts other than CZ that allow townhomes. After discussions with the Planning Director, we determined CZ gives the opportunity to request townhomes and allows some creative design flexibility with smaller lot sizes and clustering of the townhomes. The result is a significant portion of the land put into open space (both passive and active), and the clustering design affords better community access to the pond and preservation of and views of the existing wetlands.

Since CZ districts use the Unified Development Ordinance (UDO) and the Pender County Comprehensive Land Plan for development recommendations and requirements. Currently, both the existing and proposed Pender County Comprehensive Plans inform this CZ district request since the newest plan is not yet adopted, but it is under review by County Commissioners. At the time of submittal of this application, the existing Pender 2.0 Comprehensive Land Use Plan identifies the site in "Medium Density Residential" area 6 units per acre or less recommended as viable density. This plan identifies townhomes as a suitable use as part of a master planned community in which buffers to adjacent land uses can be cohesively controlled. The plan also recommends clustering in new residential proposed communities which our proposed plan does to preserve and create open space areas.. The Comprehensive Plan pending Commissioner review at the time of this application identifies this subject site in "Residential Neighborhood", also with densities up to 6 units per acre recommended. Both comprehensive plans identify townhomes as a suitable residential product type in this area of Pender County. The UDO outlines CZ districts requesting flexibility in lot sizes and setbacks provided that other design elements make a cohesive master planned community that is compliance with other County plans and policies.

We are proposing a townhome community with parking for two cars at each unit and additional visitor parking spaces located throughout the community. The townhomes will be on individual lots for sale. With this request, we are providing a community designed for the enjoyment of the outdoor spaces, that promotes interaction with neighbors and creates a

neighborhood close to schools and the library – all without traveling on Hwy. 17. The project will have sidewalks connecting each home to amenities.

All Pender County and State Stormwater requirements will be designed into the project. The design is expected to have one large pond at the lower portion of the property. This pond will also serve as a neighborhood amenity with trail to a pond overlook.

A traffic consultant assessed the project and provided the memo. Part of the findings are that there is no full traffic impact analysis required because the trips per day and at peak hours are not high enough to trigger that longer study.

The site will be served by Pluris of Hampstead, LLC for sewer and Pender County engineering for public water. In coordination with both entities, our understanding is there are no capacity issues. Our client will extend the water and sewer to the subject site's proposed townhomes and design in accordance with all local, state, and federal requirements.

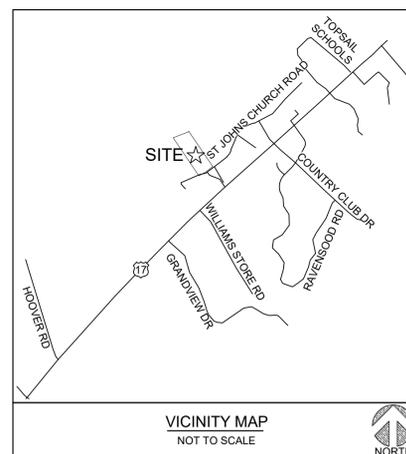
Site Plan

WALNUT GROVE TOWNHOMES

SAINT JOHNS CHURCH ROAD
PENDER COUNTY, NORTH CAROLINA

CONDITIONAL REZONING/ MASTER DEVELOPMENT PLAN
OCTOBER 2025

APPLICANT:
BILL CLARK HOMES OF WILMINGTON, LLC
127 RACINE DRIVE, SUITE 201
WILMINGTON, NC 28403



NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

CONTACT THESE UTILITIES

PENDER COUNTY PLANNING AND COMMUNITY
DEVELOPMENT
ATTN: DANIEL ADAMS
PH: 910-259-0231

PIEDMONT NATURAL GAS
ATTN: CARL PAQUET
PH: 910-350-2242

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

PENDER COUNTY UTILITIES (WATER)
ATTN: ANTHONY COLON, PE DIRECTOR
PH: 910-259-1521

DUKE ENERGY
ATTN: KEVIN LEATHERWOOD
PH: 910-602-4304

BELL SOUTH
ATTN: STEVE DAYVAULT
PH: 910-341-0741

TIME WARNER CABLE
PH: 910-763-4638

WALNUT GROVE TOWNHOMES

PROJECT # 25283.PE

OCTOBER 3, 2025

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
EX-1	EXISTING CONDITIONS
CZ/MDP	SITE PLAN

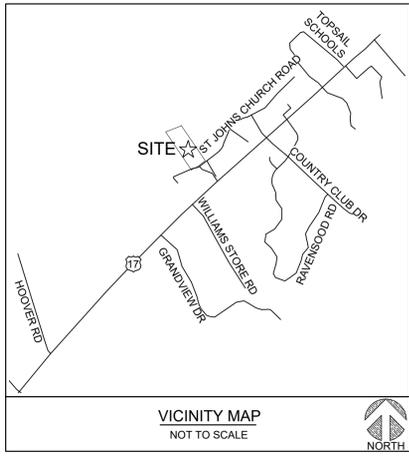
PROJECT CONSULTANTS

DEVELOPER	ENGINEER/LAND PLANNER/LANDSCAPE ARCHITECT	SURVEYOR
BILL CLARK HOMES OF WILMINGTON, LLC 127 RACINE DR, SUITE 201 WILMINGTON, NC 28403	PARAMOUNTE ENGINEERING, INC. 122 CINEMA DR., WILMINGTON NC 28403 (910) 791-6707	PARAMOUNTE ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NC 28403
LONDON WEAVER (252) 814-1481	CIVIL ENGINEER: TIM CLINKSCALES, PE, PLS LANDSCAPE ARCHITECT: JIM CIRELLO, RLA	JOSH TAYLOR, PLS (910-791-6707)

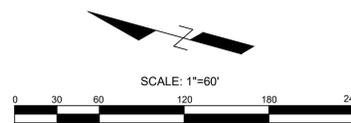
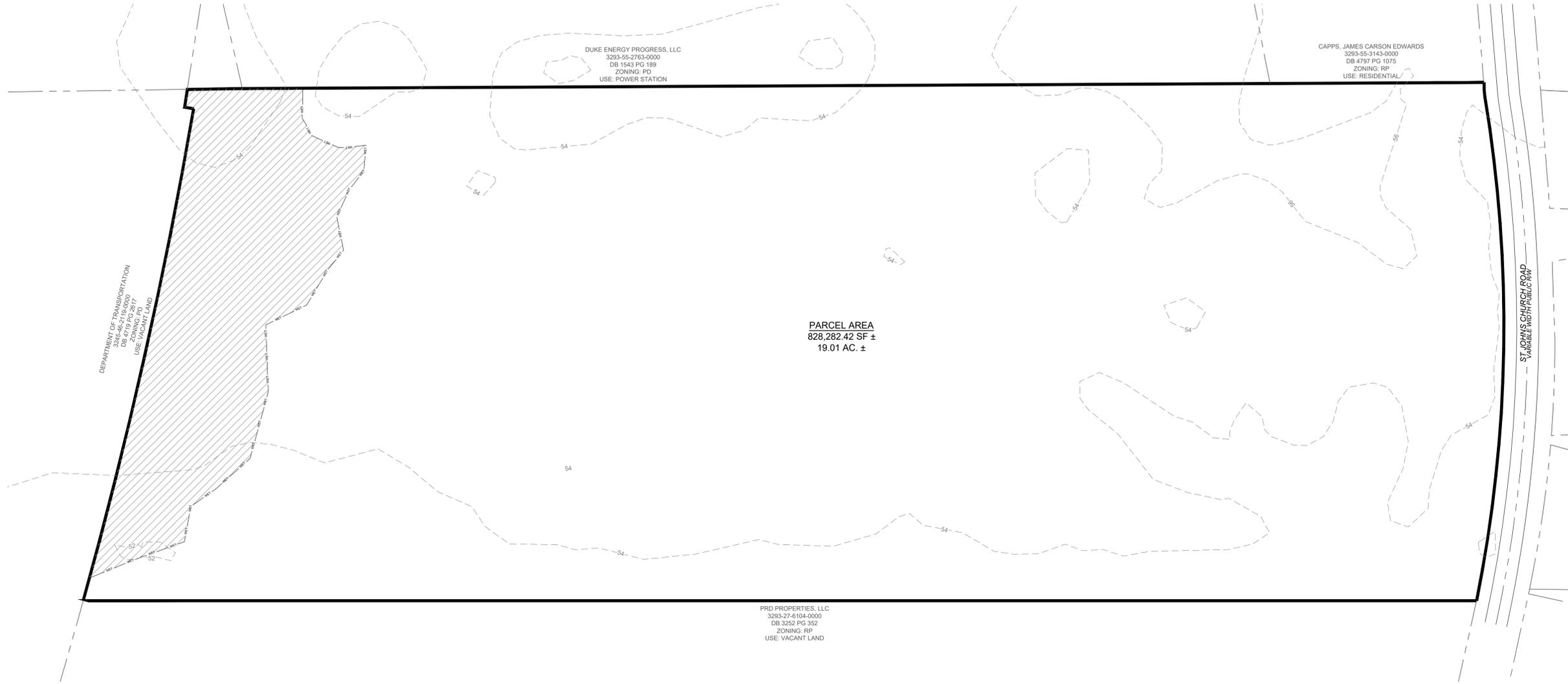
PREPARED BY:

PARAMOUNTE
ENGINEERING, INC.
122 Cinema Drive Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

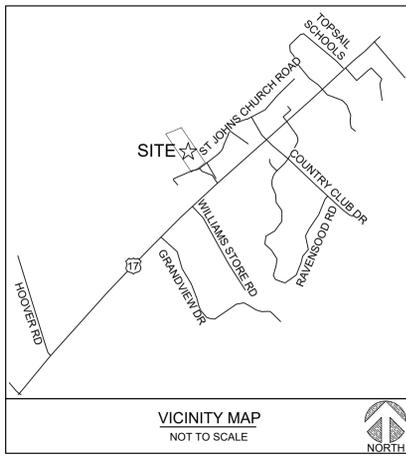


- LEGEND:**
- IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - ⊗ PKF PK NAIL FOUND
 - PKS PK NAIL SET
 - CMF CONCRETE MONUMENT FOUND
 - CP COMPUTED POINT
 - BOUNDARY LINE
 - ADJOINING BOUNDARY LINE
 - RIGHT OF WAY
 - 100-YR FLOOD LINE



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

PROJECT STATUS CONCEPTUAL LAYOUT: FINAL DESIGN LAYOUT: RELEASED FOR CONSTRUCTION:	DRAWING INFORMATION DATE: 10.09.25 SCALE: 1" = 100' DRAWN BY: JRC CHECKED:	REVISIONS:
		CLIENT INFORMATION: BILL CLARK HOMES OF WILMINGTON, LLC 127 RACINE DRIVE, SUITE 201 WILMINGTON, NC 28403
EXISTING CONDITIONS PLAN		PARAMOUNTE ENGINEERING, INC. 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6766 (F) NC License #: C-2846
WALNUT GROVE TOWNHOMES CONDITIONAL REZONING & MASTER DEVELOPMENT PLAN PENDER COUNTY, NORTH CAROLINA		
SEAL		
EX-1		
PEI JOB#: 25283.PE		



SITE DATA
PROJECT NAME & LOCATION: WALNUT GROVE TOWNHOMES
 ST. JOHNS CHURCH ROAD
 HAMPSTEAD, NC

APPLICANT INFORMATION: BILL CLARK HOMES OF WILMINGTON, LLC
 127 RACINE DRIVE, SUITE 201
 WILMINGTON, NC 28403

OWNER INFORMATION: HERITAGE EAST HOLDINGS, LLC
 102 AUTUMN HALL DRIVE, SUITE 210
 WILMINGTON, NC 28403

PROPERTY PIN: 3293-36-9546-0000
 DB / PG: 4884 / 444
 TOWNSHIP: TOPSAIL

TOTAL SITE ACREAGE: ± 19.01 AC
WETLAND ACREAGE: ± 1.72 AC
CURRENT LAND USE: VACANT LAND
PROPOSED USE: TOWNHOME NEIGHBORHOOD

CURRENT ZONING: RP
PROPOSED ZONING: CZ (RM)

WETLANDS: WETLANDS EXIST ON SITE - SEE PLAN

SINGLE FAMILY ATTACHED (SFA) DIMENSIONAL REQUIREMENTS

MINIMUM LOT SIZE: 2,500 SF
 MINIMUM LOT FRONTAGE: 25' MIN.
 FRONTYARD SETBACK: 5' MINIMUM
 SIDYARD SETBACK: 5' MINIMUM
 CORNER SIDYARD SETBACK: 5' MINIMUM
 REAR SETBACK: 10' MINIMUM
 MAXIMUM HEIGHT: 40' (SEE GENERAL NOTES)

DEVELOPMENT DATA
AREA ACREAGES
 TOTAL SITE ACREAGE: ± 19.01 AC
 RIGHT-OF-WAY ACREAGE: ± 6.67 AC
 OPEN SPACE ACREAGE: ± 9.66 AC

DENSITY / UNIT TABULATIONS
 CURRENT FLD DESIGNATION: MEDIUM DENSITY RESIDENTIAL
 ALLOWABLE DENSITY: 3.6 DU/AC
 ALLOWABLE UNITS: 108 UNITS
 *SEE CALCULATIONS BELOW

TOTAL TOWNHOME UNITS PROPOSED: 104 UNITS IN (26) 4-UNIT BUILDINGS

MAX DWELLING UNITS =
 ((8 DU/AC) * (19.01 AC - 1.72)) + (8 DU/AC * 1.72 AC * 0.5)
 OR
 (6 * 17.29) + (5.16)
 OR
 (103.74 + 5.16) = 108.9

OPEN SPACE REQUIREMENTS
 TOTAL OPEN SPACE REQUIRED: ± 3.12 ACRES
 104 DU * 0.03 AC = ± 1.56 PASSIVE OPEN SPACE
 ± 1.56 ACTIVE OPEN SPACE

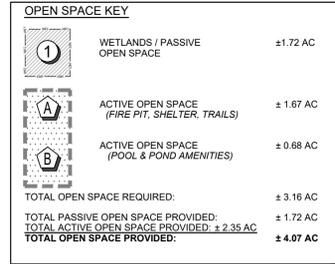
*SEE CHART, THIS SHEET FOR CALCULATIONS

FEMA NOTE:
 THIS PROPERTY IS NOT WITHIN A SPECIAL HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP 3720329300K, EFFECTIVE DATE OF JANUARY 17, 2025

SURVEY NOTE:
 THE BOUNDARY SURVEY IS UNDERWAY AND WILL BE PROVIDED WHEN COMPLETE.

LAND DISTURBANCE NOTE:
 SITE EXCEEDS THREE ACRES IN DISTURBANCE, ALL STATE PERMITS WILL HAVE TO BE SECURED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

HISTORICAL AREA NOTES
 THE PROPERTY DOES NOT CONTAIN ANY HISTORICAL STRUCTURES / SITES PER ALL AVAILABLE INFORMATION.



GENERAL NOTES

- ALL PROJECT BOUNDARY BUFFERS SHALL COMPLY WITH SECTION 8.2.8 OF THE PENDER COUNTY UDO.
- ALL LANDSCAPING AND BUFFERS ASSOCIATED WITH THE PROJECT WILL COMPLY WITH ARTICLE 8 AND APPENDIX B OF THE PENDER COUNTY UDO.
- ALL PROJECT ROADS, OPEN SPACE, COMMONS AREAS AND AMENITY SITES WITHIN THE PROJECT BOUNDARY SHALL CONFORM TO SECTION 7.3, PENDER COUNTY UDO AND WILL BE MAINTAINED BY A MASTER PROPERTY OWNERS ASSOCIATION.
- STREET LAYOUT AND ACCESS SHALL CONFORM TO SECTION 7.4, ACCESS AND SECTION 7.5, STREET DESIGN. ALL INTERNAL PROJECT ROADS SHALL BE PRIVATE UNLESS OTHERWISE INDICATED BY ON THIS PLAN AND ALL ROADWAYS WILL BE DESIGNED TO THE MINIMUM NCDOT STANDARD. ALL PRIVATE ROADS WILL COMPLY WITH 7.5.3.C. EACH PHASE OF DEVELOPMENT WILL SUBMIT DETAILED PLANS FOR REVIEW ON ALL ELEMENTS OF STREET AND SUBDIVISION DESIGN.
- CALCULATED OPEN SPACE SHALL CONFORM TO SECTION 7.6, PENDER COUNTY UDO. (.03 ACRES/DWELLING UNIT).
- ALL SUBDIVIDED LAND AND PARCELS SHALL COMPLY WITH SECTION 7.2, LOT DESIGN.
- ALL AMENITIES SHALL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES.
- PENDER COUNTY FIRE DEPARTMENTS DO NOT HAVE EQUIPMENT TO SERVICE A 45' HIGH STRUCTURE AND WILL BE REVIEWED DURING PRELIMINARY PLAT PROCESS TO ASSURE FIRE EQUIPMENT CAN SERVICE PROPOSED HEIGHT. IF EQUIPMENT IS NOT ADEQUATE THEN HEIGHT WILL BE LOWERED TO 35' HEIGHT OR AS OTHERWISE SERVICEABLE BY FIRE EQUIPMENT AVAILABLE FOR THIS AREA OF THE COUNTY.

PROJECT ROAD NOTES

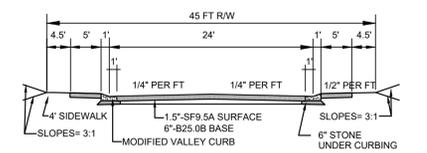
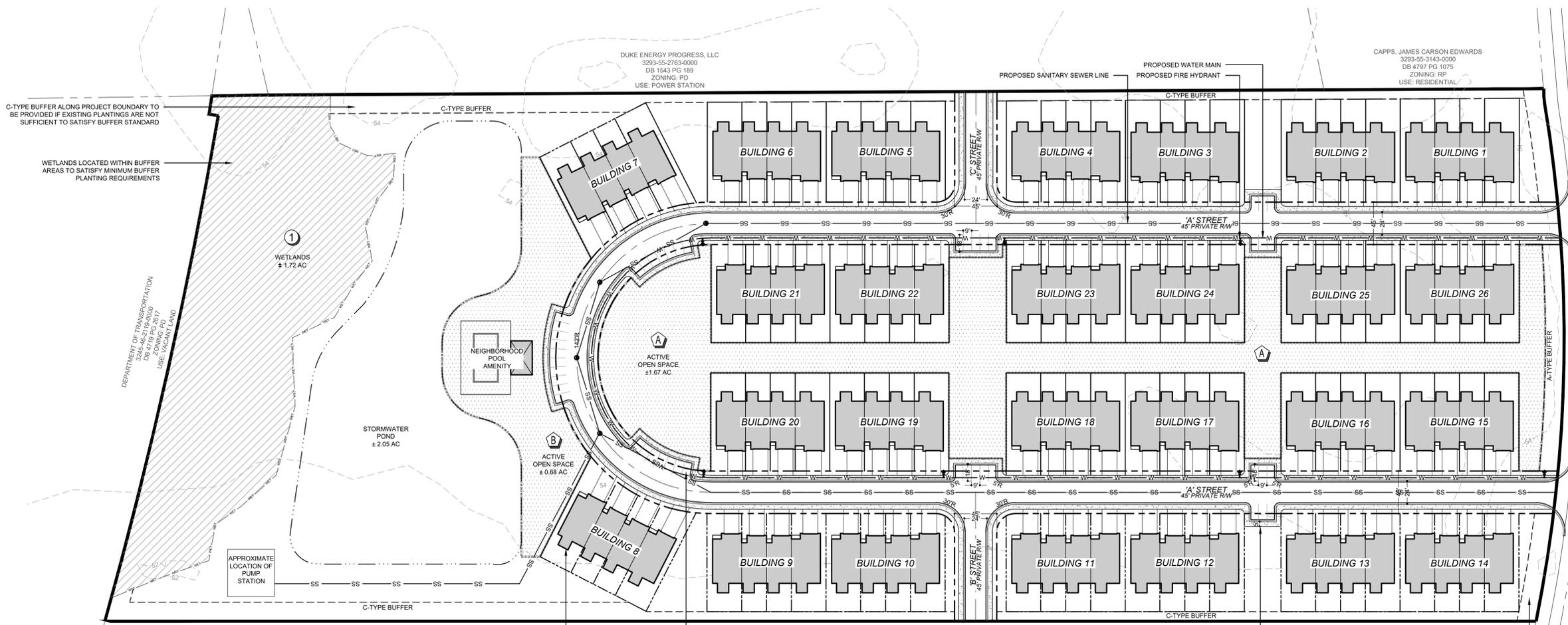
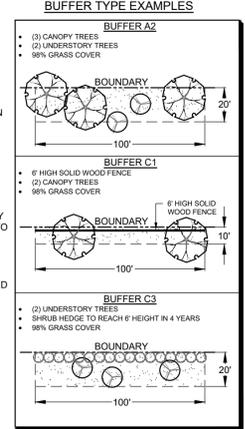
- INTERIOR ROADWAYS ARE TO BE PRIVATE AND BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
- ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS WILL HAVE A 30' RADIUS MINIMUM.
- STREET NAME SIGNS SHALL BE INSTALLED AS SOON AS ROADWAYS ARE ACCESSIBLE BY VEHICLE TRAFFIC TO INCLUDE DURING CONSTRUCTION AND MEET PENDER COUNTY STREET SIGN SPECIFICATIONS.
- PRIVATE STREETS ARE DESIGNED TO NCDOT STANDARDS AND ALL LOTS SHALL BE ACCESSIBLE TO COUNTY EMPLOYEES, AND PENDER COUNTY EMERGENCY SERVICE VEHICLES, WITH CLEARANCE TO TREES OVER THE ROADWAY FROM 13.5' IN HEIGHT BY 20' IN WIDTH.
- PRIVATE STREET ARE DESIGNED TO MEET THE STANDARDS OF THE PENDER COUNTY UDO.

GENERAL STORMWATER NOTES:

- ALL STORM DRAINAGE TO BE CONSTRUCTED PER NCDENR, NCDOT & PENDER COUNTY STANDARDS.
- STORM WATER MEASURES FOR THIS DEVELOPMENT WILL BE DESIGNED TO CONTROL THE POST DEVELOPMENT PEAK DISCHARGE FOR THE 2, 10 & 25-YEAR STORM EVENTS TO BE NO MORE THAN TEN (10) PERCENT MORE THAN THE PRE DEVELOPMENT RUNOFF FOR THOSE STORM EVENTS TO MEET PENDER COUNTY STORM WATER REGULATIONS.
- BEST MANAGEMENT PRACTICES FOR E&S TO BE UTILIZED TO PREVENT EROSION FROM OCCURRING, ELIMINATE SEDIMENT TRANSPORT AND TO REDUCE RUNOFF VELOCITIES IN ORDER TO PREVENT SCOURING AND EROSION.
- ALL DRAINAGE EASEMENTS ARE TO BE A MINIMUM OF 20' IN WIDTH.
- ALL ROOF DRAINS TO BE DIRECTED TO THE STORMWATER SYSTEM.

UTILITIES

- WATER FOR THIS DEVELOPMENT TO BE PROVIDED BY PENDER COUNTY UTILITIES
- SANITARY SEWER SERVICE SHALL BE PROVIDED BY PLURIS, INC.
- ALL WATER AND SANITARY SEWER SYSTEMS WILL BE DESIGNED TO MEET COUNTY AND STATE REQUIREMENTS. FINAL CONSTRUCTION PLANS WILL BE SUBMITTED TO BOTH AGENCIES FOR REVIEW AND PERMITS TO CONSTRUCT SHALL BE OBTAINED PRIOR TO UTILITY INSTALLATION.
- ALL WATER LINES SHOWN WILL BE SIZED IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REQUIREMENTS.
- IF UTILITIES REQUIRE AN EASEMENT A 20-FT UTILITY EASEMENT WILL BE CENTERED ALONG UTILITIES.



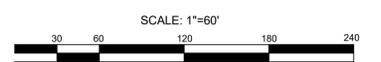
TYPICAL 45' PRIVATE ROW ROAD CROSS SECTION
 NOT TO SCALE

Proposed Development Trip Generation

To estimate the traffic generated by this existing development, trip generation rates for Land Use Code (LUC) 215 (Hotel) published in *Trip Generation Manual* (Institute of Transportation Engineers, Eleventh Edition, 2021) was used. Table 1 below highlights the projected trips associated with the proposed development.

Table 2		Existing Development - ITE Traffic Generation (Vehicles)						
Land Use Code	Land Use	Intensity	Daily		AM Peak Hour		PM Peak Hour	
			In	Out	In	Out	In	Out
215	Single Family Attached (Townhomes)	108 Units	386	386	13	37	36	25
	Total New Trips		386	386	13	37	36	25

TRIP GENERATION ANALYSIS PROVIDED BY KIMLEY-HORN & ASSOC., INC.
 THE PROPOSED DEVELOPMENT IS PROJECTED TO GENERATE APPROXIMATELY 172 TRIPS DURING A TYPICAL WEEKDAY WITH 50 TOTAL TRIPS DURING THE AM PEAK HOUR AND 61 TOTAL TRIPS DURING THE PM PEAK HOUR. BASED ON THE PROJECT TRIP GENERATION A TRAFFIC IMPACT ANALYSIS IS NOT RECOMMENDED AT THIS TIME



REVISIONS:

CLIENT INFORMATION:
 BILL CLARK HOMES OF WILMINGTON, LLC
 127 RACINE DRIVE, SUITE 201
 WILMINGTON, NC 28403

PARAMOUNT ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6766 (F)
 NC License #: C-2846

SITE PLAN

WALNUT GROVE TOWNHOMES
 CONDITIONAL REZONING & MASTER DEVELOPMENT PLAN
 PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS:
 CONCEPTUAL LAYOUT: 10/09/25
 FINAL DESIGN: 11/11/25
 RELEASED FOR CONSTRUCTION: 11/11/25

DRAWING INFORMATION:
 DATE: 10/09/25
 SCALE: 1" = 60'
 DRAWN BY: JRC
 CHECKED: JRC

SEAL

CZ/MDP

PEI JOB#: 25283.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION