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

ROCKY POINT PROPERTIES, LLC. AND FARM AND GARDEN, LLC PROPERTIES BETWEEN HWY 210 & US HWY 117 S FALLS MIST

Community Informational Meeting Report

One required community meeting was held from 5:30 pm to 8:30 pm on Wednesday, July 8, 2020 at the Pender County Miller's Pond Park. This meeting was organized by Stroud Engineering, PA to provide adjoining residents an opportunity to review the proposal, ask questions, and voice concerns regarding the proposed conditional use rezoning. The residents were notified by mail of the meeting concerning the proposed rezoning.

There were at least thirty adjoining residents, two Stroud Engineering, PA representatives, the property ownership, a senior Transportation Engineer from Davenport Engineering, and three Pender County Planners. A reporting of the attendees is attached. There were several inquiries of Stroud Engineering in the weeks leading up to the meeting. Primary concerns were traffic, flooding, drainage, safety, property value, visual pollution and value of proposed homes.

The majority of the comments and concerns were from the Fall Brook Subdivision Community residents. Their general questions (and the answers provided) follows:

Traffic :

Traffic was a primary concern, as likely increased from the proposed PD neighborhood of the seven hundred and fifty proposed homesites. Fall Brook Lane was dedicated as a twenty wide North Carolina Department of Transportation, NCDOT, collector road in 2008. Many of the resident's park alongside the street. The attending homeowners of Fall Brook were made aware of the Pender County Collector Street Plan that emanates from their neighborhood. The concern is that the collector connection will create a bypass around Rocky Point and cause a significant increase in traffic? Fall Brook residents are concerned that their narrow roads will not be widened.

Another noted concern is the south bound site distance from the existing US Highway 117 overpass to the north in its relation to the main Fall Brook entrance. The traffic increase could cause back-ups leading into the existing subdivision for north bound traffic making a left into Fall Brook Lane. There was some concern that existing wildlife would be disturbed.

The Fall Brook residents inquired if they could put up an emergency gate similar to a Surf City community? Such gate would likely be problematic on a publicly dedicated road.

Flooding:

Flooding as a result of the increased impervious was a reported concern. Balcombe Road residents reported flooding along Turkey Creek was already a problem. A picture of recent street and lot flooding in the area was provided by one of the residents who claimed to have built the adjacent house. Several Fall Brook residents reported the roadside ditches being frequently overwhelmed. Concerns of the adequacy of existing culverts was also expressed.

Schools:

Fall Brook residents expressed concern about the overcrowding of the schools in the area. They questioned the existing schools ability to accommodate increased student age population. Stroud Engineering reported that the Pender County School system is aware of the proposed development.

Safety:

The Fall Brook community is concerned about the safety of their children with increased amounts of traffic traversing their neighborhood indicating that their children frequently play in the streets. Stroud Engineering represented that the proposed development's collector streets include bike lanes and sidewalks for improved pedestrian access.

Various questions:

- When will the construction start? *18 months +/- for approval and permits.*
- Concerns of existing homes being devalued by the additional traffic.
- What size lots are proposed? *The PD zone is proposed to enable a diversity of lot sizes.*
- Residents want to be made aware of all upcoming meetings for attendance.
- Where will wastewater treatments be located?
- Any other ideas for alternate outlets?

Please see attachments supplied by Stroud Engineering.

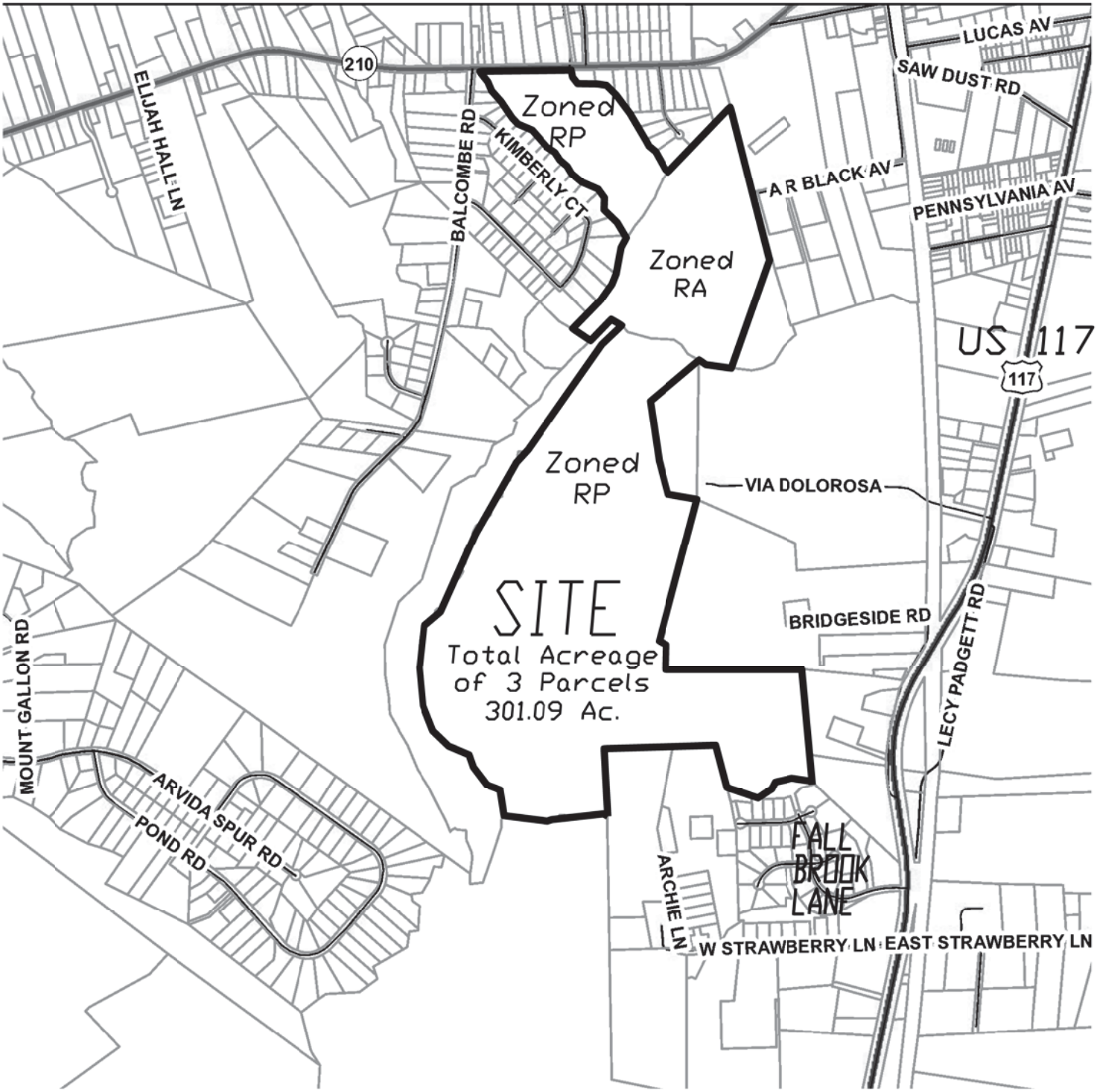
Thanks,

James H. Fentress Jr. PE, PLS

NORTH CAROLINA PROFESSIONAL SEAL 20643 ENGINEER JAMES H. FENTRESS, JR.
7/14/20

Attachments

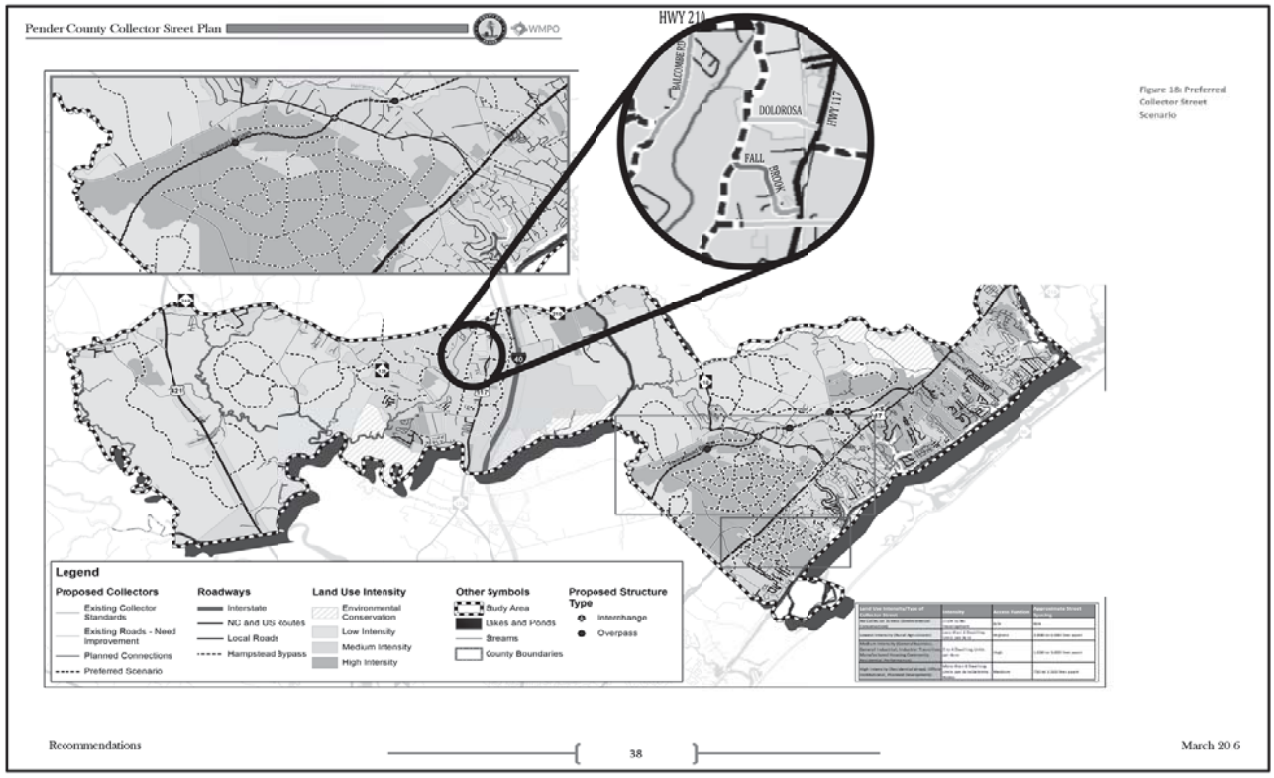
JHF/jf
File W:\Master\PW-1200\wpd\COMMUNITY MEETING\FALLS MIST COMMUNITY MEETING REPORT.doc



VICINITY MAP

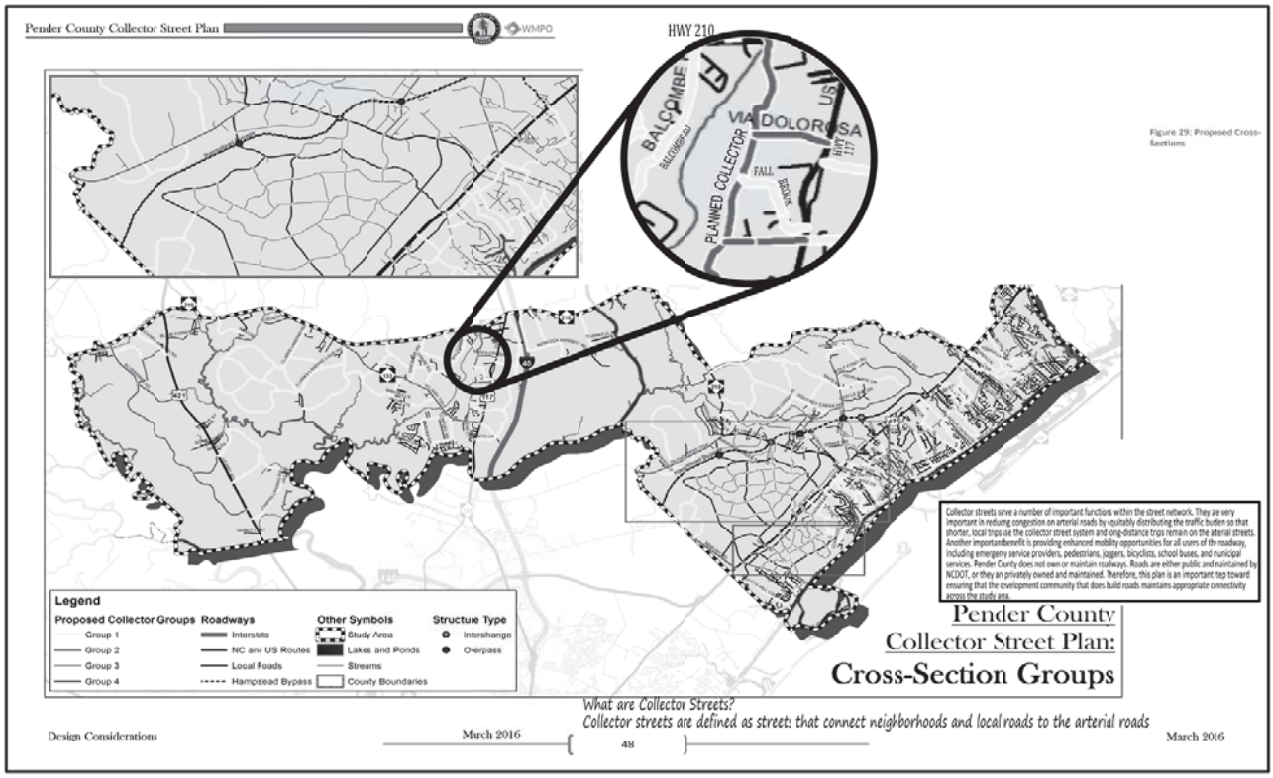
for a Planned Residential Development

Engineered and Planned by:
Stroud Engineering, PA
102-D Cinema Dr.
Wilmington, NC 28403
910-815-0775



Pender County Collector Street Plan

Final Report 2016 WMPO



FALLS MIST - COMMUNITY MEETING (JULY 8TH, 2020)
SIGN -IN SHEET

TOTAL	NAME	ADDRESS	CONCERNS
STROUD ENG	James H. Fentress, Jr. PE	102-D Cinema Dr. Wilmington	
STROUD ENG	Tracy L. Lowe EVS TECH II	102-D Cinema Dr. Wilmington	
~~[illegible]~~	Mark Lee Maynard Jr.	105 Candy Ln	Developer
~~[illegible]~~	Don Bennett	Davenport ENG	
	[illegible] Dunwiddie Smith	237 W. Timberwolves Rd. Rocky Point	
	Cathy Jarrell	315 Balcombe Rd Rocky Pt	
	Norma Kerr	406 W Strawberry Rocky Pt	
	Pat Kerr	" " " " "	
	Sheridan Kerr	16725 NC Hwy 210 Rocky Point	
	Stuart Peterson	203 Fall Brook Lane	
SEGi	Dana Lutheran	5315 S. College Sta E. Wilm 28412	
	Scott + Tammy Sheiman	164 Babbling Creek Rd Rocky Point NC	
	Kody & Catherine Lupton	18 Babbling Creek Rd Rocky Point NC	Traffic coming through, flooding into our yards, overcrowding + noise
	Tammy and Doug Crumpler	11 Babbling Creek Rd. Rocky Point NC	DRIVEWAY CONNECTS TO THE FEEDER ROAD THAT CANNOT HANDLE THE INCREASED TRAFFIC FLOW
	[illegible]	124 Babbling Creek Rd Rocky Point NC	Road, kids playing
	Johnathan Vaughan	160 Fallbrook Ln Rocky Point	driveway on "thoroughfare", kid, safety of neighborhood, increased traffic, lose "country feel"
	[illegible]	29 [illegible] creek court	extra traffic, kids playing, schools, flooding, water
	ED + SUSAN SCHREFF	806 HUNTING RIDGE RD WILMINGTON	
RHC	Linda Pounds	1087 Tiger Rd Wallace	Environmental
	Shamelle + Damian P. Hicks	193 Fallbrook Ln	extra traffic, kids, decrease in home value, decreased land
	Teresa + Jerry James	94 Fall brook Ln	no road access
	Scott Furr	1001 Balcombe rd	
	Kim/Matthew Barkett	42 babbling creek Rd	Traffic, flooding, noise
	Aubrey Harley	210 Elm Creek Ct	Traffic, flooding, safety for kids, crime.
	Chad Stemdumsky	Pender Co. Planning	
	Sam Shore	Pender Co. Planning	
	TRAVIS Henley	Pender Co. Planning	

Tracy Lowe

From: Don Bennett <DBennett@davenportworld.com>
Sent: Thursday, July 09, 2020 9:40 AM
To: Jimmy Fentress; Tracy Lowe
Cc: Dionne Brown
Subject: Community meeting feedback notes.

Here are the key traffic issues I heard last night at the meeting and my observations or knowledge on the matter in red.

- Sight Distance exiting Fall Brook onto 117. – After the meeting, I rode up to the roadway and rode down Fall Brook as committed to in the meeting. When exiting, there is an overturned tree in the ditch line that has some overgrowth. I will report this to NCDOT this AM as it appears to be in the ROW of 117.
- There was a concern about the total traffic load on Fall Brook. – Consistent with my experience, residents assert that two vehicles per home will leave in the AM and return in the PM, hence the 1500 number. They also assume that all those vehicles will exit in front of their house. ITE trip generation generally assigns just south of 10 trips per day to single family residential. In keeping with general practice – 10% of the daily traffic occurs in the peak period. Therefore the site will generally create about 750+/- vehicles in the full build. I would assume that about half will head to NC210, about half to US117, the residents(current) will assume a greater percentage going to 117 since that is the way to Wilmington, but.....the elementary and high school are north of the site and would logically draw parent pickup and drop off to the northern access point. None the less, this project was entitled to access this roadway and the TIA will eventually reveal what the overall increase in load is. Reviewing the counts at US117 and Fall Brook showed a definite effect of COVID as the AM volumes were much lower than Trip Gen would have estimated. Please note also, that Pender County schools has a bus stop at this location as Fall Brook is not currently publicly maintained. This could potentially create issues at the Planning Board/Commissioner meeting and we would do well to have documentation that buses will stop in the neighborhood for pickup once the road is publicly maintained. This will provide some traffic calming in the AM peak for the increases in traffic.
- With of Fall Brook Lane/Cars parked on Fall Brook - I rode Fall Brook all the way to the back and it appears to be in decent condition, one cross line cut, but is a standard NCDOT 20' cross section for the roadway. My experience has been that the sidewalks are likely in an easement off the ROW and would still be the maintenance responsibility of the HOA.(More on that later) NCDOT does not maintain sidewalks in the ROW. There was one vehicle parked with its driver side wheels on the pavement, ironically it was Bob's.(Green Bay and Oklahoma stickers gave it away) One statement was made that cars park on the street due to insufficient driveways to store household vehicles. Casual observation during my ride through showed that most of the garages(it appeared all homes had two car garages) that had the doors open were more attached storage for lawn and sporting equipment. Bob was correct that his Mustang was in the garage, but street view images and yesterday seem to confirm that Bob regularly parks parallel to Fall Brook.
- There was discussion about two items that were not necessarily related to current conditions and requests for changes to the initial design. –
    - Gated Access, that would be up to the Pender County planners and NCDOT. If the roads are to become State maintained, gating would be a non-starter. That in and of itself would perpetually make all of Fall Brook a privately maintained roadway and I am pretty sure that would not fly with regard to the collector street plan concept.
    - The other was making the roadway less attractive as a cut through. That is possible through design. When I was with Wilmington, it became clear through the neighborhood traffic calming program that interconnectivity was a good thing, but a straight path invited speeds that were not aligned with neighborhood character. The road system in the new development could be aligned in a way that still creates the connection, but would require multiple stop/turn, T intersection arrangements that would dissuade through traffic while still allowing multiple points of ingress and

egress from both the existing and proposed residential. Whether that meets the NCDOT Subdivision road design guidelines would have to be investigated.

- The HOA – There was a comment made during the meeting that there is no HOA in the neighborhood. Odd, as Pender GIS shows three parcels in the neighborhood deeded to the HOA and under their liability and maintenance. It would appear that the developer of the neighborhood left a couple of strings untied when the neighborhood was completed.
- Lastly – After the bulk of the crowd had left, I had a discussion with one of the younger persons about the TIA. I cannot recall his name. I reassured him that the TIA will be prepared to NCDOT standards and that the only influence the developer has on that process is the number of units per phase. Everything else is done by the NCDOT book for TIA's. That seemed to give him some comfort that it will be studied, and the developer may have to make improvements to the interface with the existing intersections at NC210 and US117 to mitigate the impacts of the proposed development.

Don Bennett | Senior Transportation Engineer
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c(910) 599-1380

website | map | email

Secretary of State
Elaine F. Marshall

Home | I Want To... | Divisions

Non-Profit Corporation

Legal Name
Fall Brook Homeowners' Association, Inc

Information

SosId: 1106542
Status: Current-Active
Date Formed: 7/13/2009
Citizenship: Domestic
Annual Report Due Date:
Annual Report Status: Current
Registered Agent: Tucker, Thomas N.

Addresses

Reg Office
315 Friday Drive
Wilmington, NC 28411

Reg Mailing
315 Friday Drive
Wilmington, NC 28411

Balcombe Rd.