

# 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](http://www.pendercountync.gov)

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## 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.	<b>MDP</b>	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)**

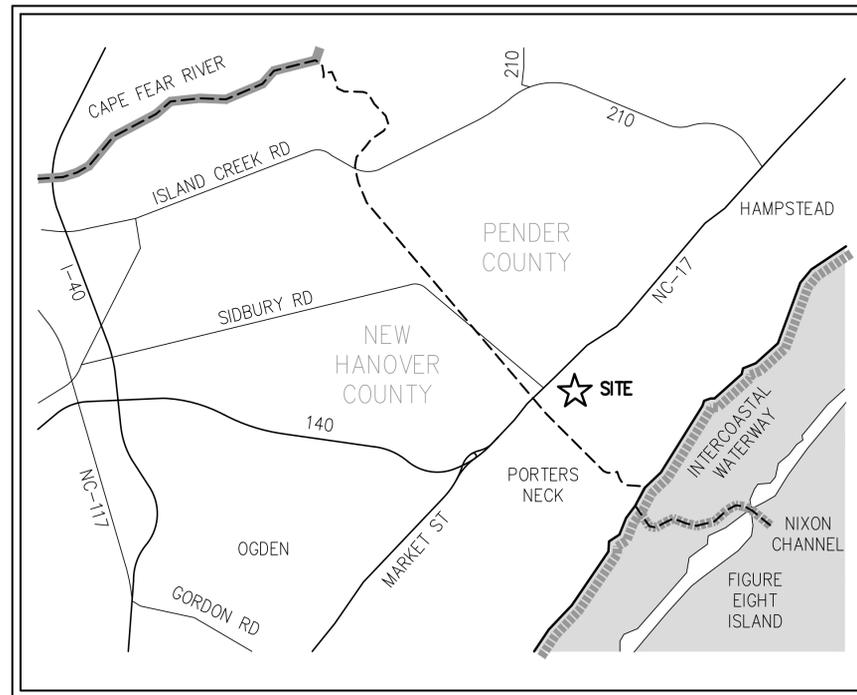
# Sweetgrass at Abbey Preserve

## 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	



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

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

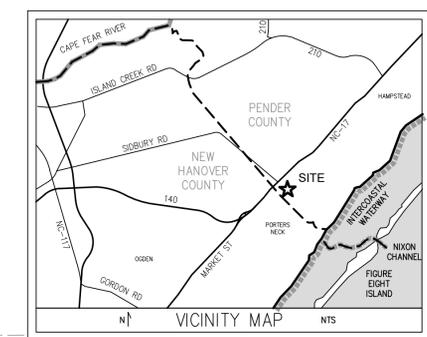
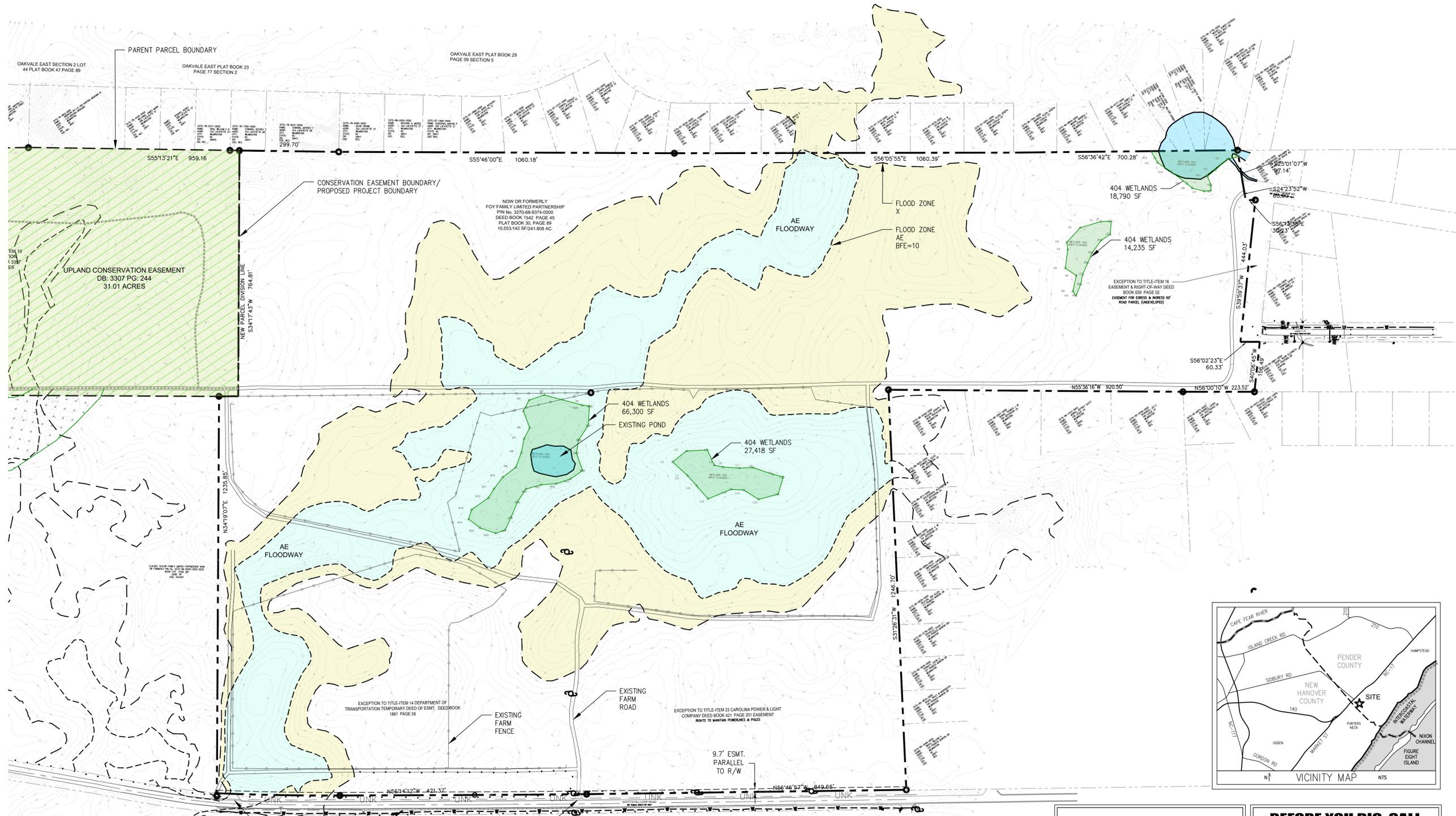
SHEET  
COVER



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**Sweetgrass at Abbey Preserve  
 Master Development Plan**

**FULL SIGHT EXISTING CONDITIONS**



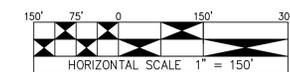
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**North Carolina 811**  
[www.nc811.org](http://www.nc811.org)

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

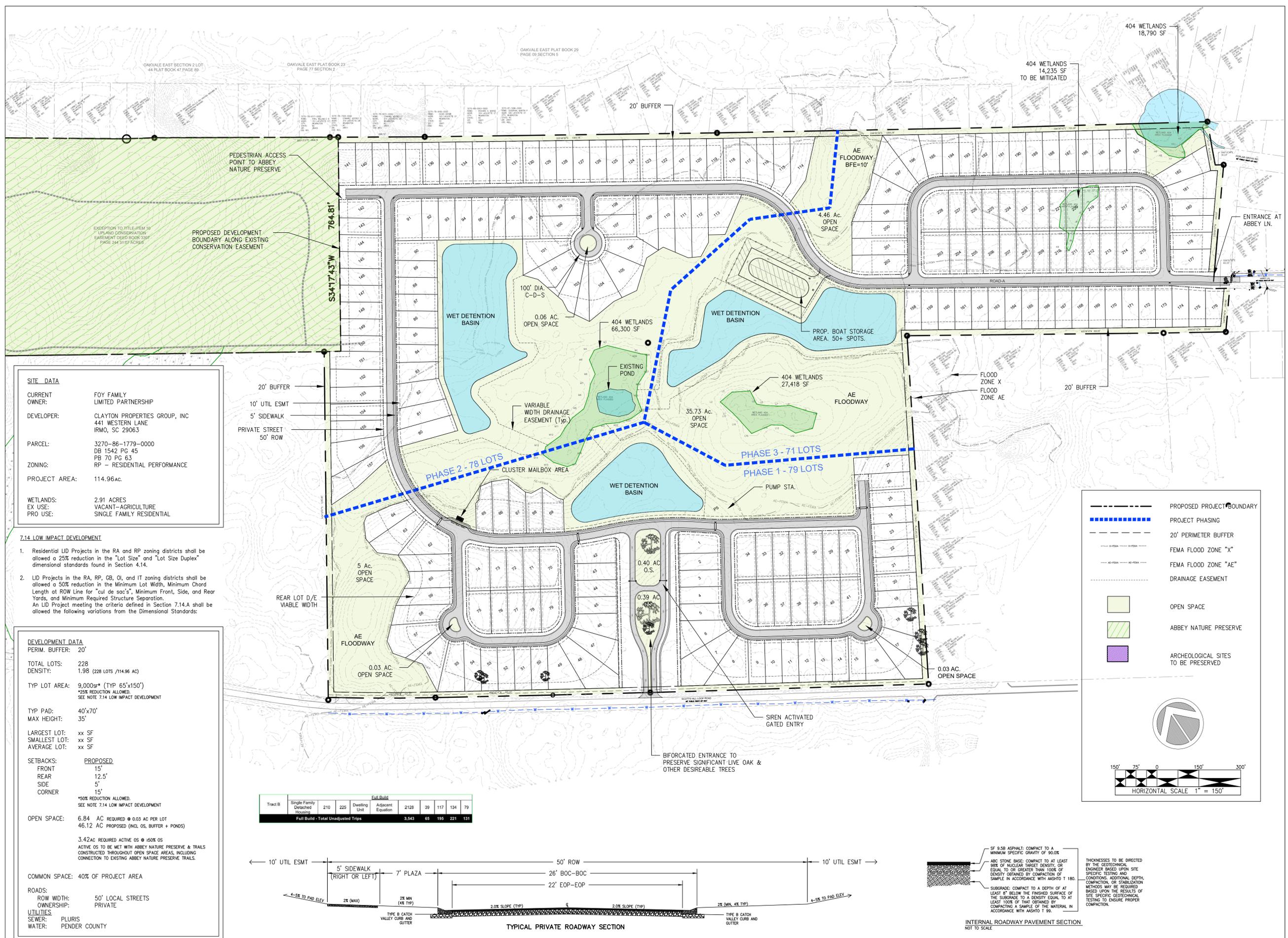
SHEET  
**EX-1**



**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

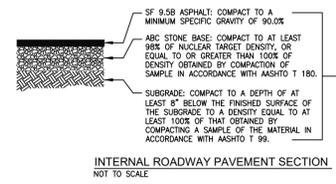
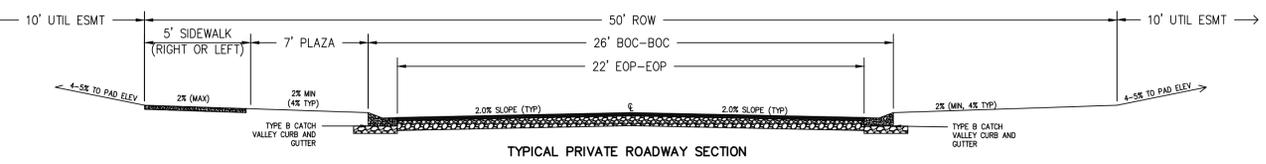


SITE DATA	
CURRENT OWNER:	FOY FAMILY LIMITED PARTNERSHIP
DEVELOPER:	CLAYTON PROPERTIES GROUP, INC 441 WESTERN LANE IRMO, SC 29063
PARCEL:	3270-86-1779-0000 DB 1542 PG 45 PB 70 PG 63
ZONING:	RP - RESIDENTIAL PERFORMANCE
PROJECT AREA:	114.96ac.
WETLANDS:	2.91 ACRES
EX USE:	VACANT-AGRICULTURE
PRO USE:	SINGLE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



**LEGEND**

- 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

**SCALE**  
 HORIZONTAL SCALE 1" = 150'

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

SHEET  
**SP-01**



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**Sweetgrass at Abbey Preserve  
 Master Development Plan**

**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**