

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 Cove Landing Master Development Plan

Case Number: MDP-2024-75

Application Type: Master Development Plan

Applicant: McAdams Homes, LLC

Owners: McAdams Homes, LLC

Location: The subject properties are located northwest of County Club Drive approximately 850 feet southwest of Transfer Staton Road in the Topsail Township.

Property ID #(s): 4203-35-3108-0000 and 4203-25-5746-0000

Description: McAdams Homes, LLC, applicant and owner, is requesting approval of a Master Development Plan for a residential development consisting of 79 single family homes across 30 acres.

Current Zoning: PD, Planned Development

Technical Review Committee Meeting: 10/3/2024

Planning Board Meeting: 11/6/2024

Application Materials

Application & Narrative
Site Plan

MDP 2024-75

Cove Landing Master Development Plan Application & Narrative

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP MDP-2024-75	Date	9/10/2024
Application Fee	\$ 800.00	Invoice Number:	00042742
Pre-Application Conference	N/A	Hearing Date	11/6/2024
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	McAdams Homes LLC	Owner's Name:	McAdams Homes LLC
Applicant's Address:	213 Racine Drive Suite 100	Owner's Address:	213 Racine Drive Suite 100
City, State, & Zip	Wilmington, NC 28403	City, State, & Zip	Wilmington, NC 28403
Phone Number:	910-798-3006	Phone Number:	910-798-3006
Email Address:	grady@mcadamshomes.net	Email Address:	grady@mcadamshomes.net
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>	<input type="checkbox"/> Mixed Use <i>PD</i>
Property Identification Number (PIN):	4203-25-5746-0000 4203-35-3108-0000	Total property acreage: (rounded up to the nearest whole acre)	30
Zoning Classification:	PD	Acreage to be disturbed:	22.6
Water Provider	Pender County Utilities	Wastewater Provider:	Pluris
Project Address :	Country Club Rd/Parcel 1&2 PB 65/12	Township:	Topsail
Description of Project Location:	North of Country Club Rd approx	NAICS:	
	850 ft SW of Transfer Station Rd	Road Type:	Public/ <u>Private</u> /Both
Describe activities to be undertaken on project site:	Land clearing, construction of single family residential homes		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	9/5/24
Applicant's Printed Name	Grady Gordon	Date:	9/5/24
Owner's Signature		Date:	9/5/24
Owner's Printed Name	Grady Gordon	Date:	9/5/24

September 6, 2024

Pender County
Planning and Community Development
805 S. Walker Street
Burgaw, NC 28425

Re: Cove Landing
Project Narrative

McAdams Homes, LLC (“McAdams”) is requesting a Master Development Plan approval for parcels 4203-25-5746-0000 and 4203-35-3108-0000 totaling 29.63 acres. McAdams proposes a residential development consisting of 79 single family detached units at a net density of 4.50 units/acre. The land is currently zoned PD and will remain so under this request. The subject property is classified as Low Density Residential (“LDR”) in the Pender 2.0 Comprehensive Land Use Plan. However, the Future Land Use Map is not intended to be parcel-specific and therefore, the adjacency of the Regional Mixed-Use category illustrates an opportunity for a transition of density within this area. In addition, Section 4.8.1.C.2) of the Pender County Unified Development Ordinance (“UDO”) provides for an increase in density which may be allowed with superior design or the provision of additional amenities such as public and/or private open space. The property is located in close proximity (shared property corner) to an area designated as Regional Mixed Use. The neighboring properties, while designated LDR are currently permitted for over two units per acre; Southwater Village is permitted at 4.71 units/acre, Carolina Creek is at 4.5 units/acre, and Village at Old Pointe is 4.78 units/acre. as regional mixed-use.

This project seeks the permitted increase in density through both superior design and additional amenities. The proposed design provides interconnectivity by connecting Coburn Drive by providing connections to Carolina Creek to the southwest and Southwater Village to the northwest, extending Arden Drive into the development and stubbing the road to an adjacent parcel for possible future connection. The proposed development includes pedestrian infrastructure by providing five (5) foot sidewalks on one side of all streets within the development with active open space areas easily accessible from the proposed rights of way. The developer also will amenitize the ponds by placing pervious walking paths around the ponds. The project also proposes 11.02 Ac. of Open Space which is substantially more than the UDO requirement of 2.37 Ac.

This proposed Master Development Plan will provide an area of transition between the higher density land use designations to the north on highway 17 to the lower density land use designations to the south closer to the coastal resources. In addition, water and sewer services are available to the property subject to this proposed Master Development Plan. The site will be served by Pluris of Hampstead, LLC for sewer and Pender County Utilities for public water which further supports the request for increased density as permitted under the UDO.

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The primary stormwater measures for this site will be a closed conduit system that will direct the runoff to wet detention basins located around the wetlands that will be designed to control the peak runoff from the 10 & 25-year storm events and will be analyzed for the 100-year storm event which exceeds the minimum requirements under Section 7.9 of the UDO. This project will require approvals from DEQ-Public Water Supply Section for the water line extension, NCDEQ-DWR for the sewer main extension & NCDEQ-Division of Energy, Mineral and Land Resources for Stormwater & Erosion & Sediment Control. The traffic impacts to adjacent properties will be minimal based on the project generating approximately 784 total daily trips with 58 in the AM peak hour and 78 in the PM peak hour based on the ITE Trip Generation Manual 11th edition using ITE Code 210 for single family homes.

This project proposes an A Buffer along all boundaries adjacent to a street and a C Buffer along all other boundaries, which is more intensive than is required by the UDO. This project proposes +/-3,500 LF of pervious walking paths around all stormwater detention basins with access to the street rights of way at a Recreational Unit Cost of \$4.00/LF equates to +/- \$14,000.

Please contact me immediately at (910) 442-7870 or gpape@gsp-consulting.com if you have any questions or require additional information.

Sincerely,

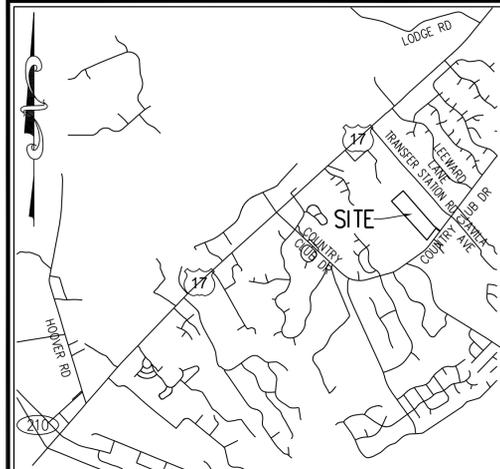
GSP CONSULTING, PLLC.



Garry S. Pape, P.E.

MDP 2024-75

Cove Landing Master Development Plan Site Plan



VICINITY MAP (NTS)

- GENERAL NOTES:**
- OWNERSHIP REFERENCE: D.B. 4813 PG. 2322
 - PROPERTY IS LOCATED IN PENDER COUNTY AND IS ZONED PLANNED DEVELOPMENT (PD).
 - A HOME OWNERS ASSOCIATION WILL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
 - ALL INTERIOR ROADWAYS ARE TO BE PRIVATE AND BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
 - A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF ANY LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE.
 - THE DEVELOPERS HAVE THE SOLE RIGHT TO MODIFY THIS PRELIMINARY PLAN IN ACCORDANCE WITH MARKET CONDITIONS OR OTHER CONDITIONS WHICH INDICATE A CHANGE IS DESIRED OR REQUIRED. ANY AND ALL CHANGES MUST BE REVIEWED BY THE PLANNING DEPARTMENT AND IN SOME INSTANCES MAY REQUIRE PLANNING BOARD APPROVAL.
 - WETLANDS IMPACTED WILL BE MITIGATED IN ACCORDANCE WITH ANY REQUIREMENTS OF APPLICABLE STATE AND FEDERAL PERMITS.
 - ALL LOTS SHALL MEET CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REGULATIONS.
 - ALL PROPOSED OPENSACE/RECREATION AREAS ARE NON-BUILDABLE FOR ANY TYPE OF DEVELOPMENT EXCEPT AS RECREATIONAL FACILITIES.
 - ALL STREET SIGNS & STREET LIGHTING TO CONFORM WITH PENDER COUNTY UDO.
 - WATER FOR THIS DEVELOPMENT TO BE PROVIDED BY PENDER COUNTY UTILITIES AND SEWER TO BE PROVIDED BY PLUSIS, INC.

TRIP GENERATION:	DEVELOPMENT DATA:
79 SINGLE FAMILY HOMES:	TOTAL TRACT AREA = 29.63 AC
784 - TOTAL DAILY TRIPS	WETLAND ACREAGE = 7.01 AC
58 - AM PEAK HOUR	RIGHT OF WAY ACREAGE = 3.89 AC
78 - PM PEAK HOUR	OPEN SPACE ACREAGE = 2.37 AC
*PER ITE TRIP GENERATION MANUAL	ACTIVE = 1.18 AC
11TH EDITION, ITE CODE 210	PASSIVE = 1.19 AC
	TOTAL UNITS = 79
	REQUIRED OPEN SPACE:
	79 LOTS * 0.03 AC/LOT = 2.37 AC±
	TOTAL UNITS = 79
	DEVELOPABLE LAND = 17.55 AC
	NET DENSITY = 4.50 UNITS/AC
	PROVIDED OPEN SPACE
	7.19 AC± PASSIVE OPEN SPACE
	3.83 AC± ACTIVE OPEN SPACE
	11.02 AC± TOTAL OPEN SPACE PROVIDED

NOTE: PROPOSED OPEN SPACE/RECREATION SPACE AREAS ARE NOT FOR BUILDING OR STRUCTURAL DEVELOPMENT.

DEVELOPMENT DATA:

PROJECT AREA: 1,290,821 SF = 29.63 AC±
 DENSITY = 79 SINGLE FAMILY DETACHED HOMES/29.63 AC
 = 79/29.63 = 2.67 UNITS/AC

AVERAGE LOT SIZE = 5,003 SF
 AREA OF LOTS PROPOSED = 395,204 SF = 9.07 AC±
 AREA OF ROW PROPOSED = 169,416 SF = 3.89 AC±
 TOTAL PROPOSED ROAD LENGTH = 4,342 L.F.±

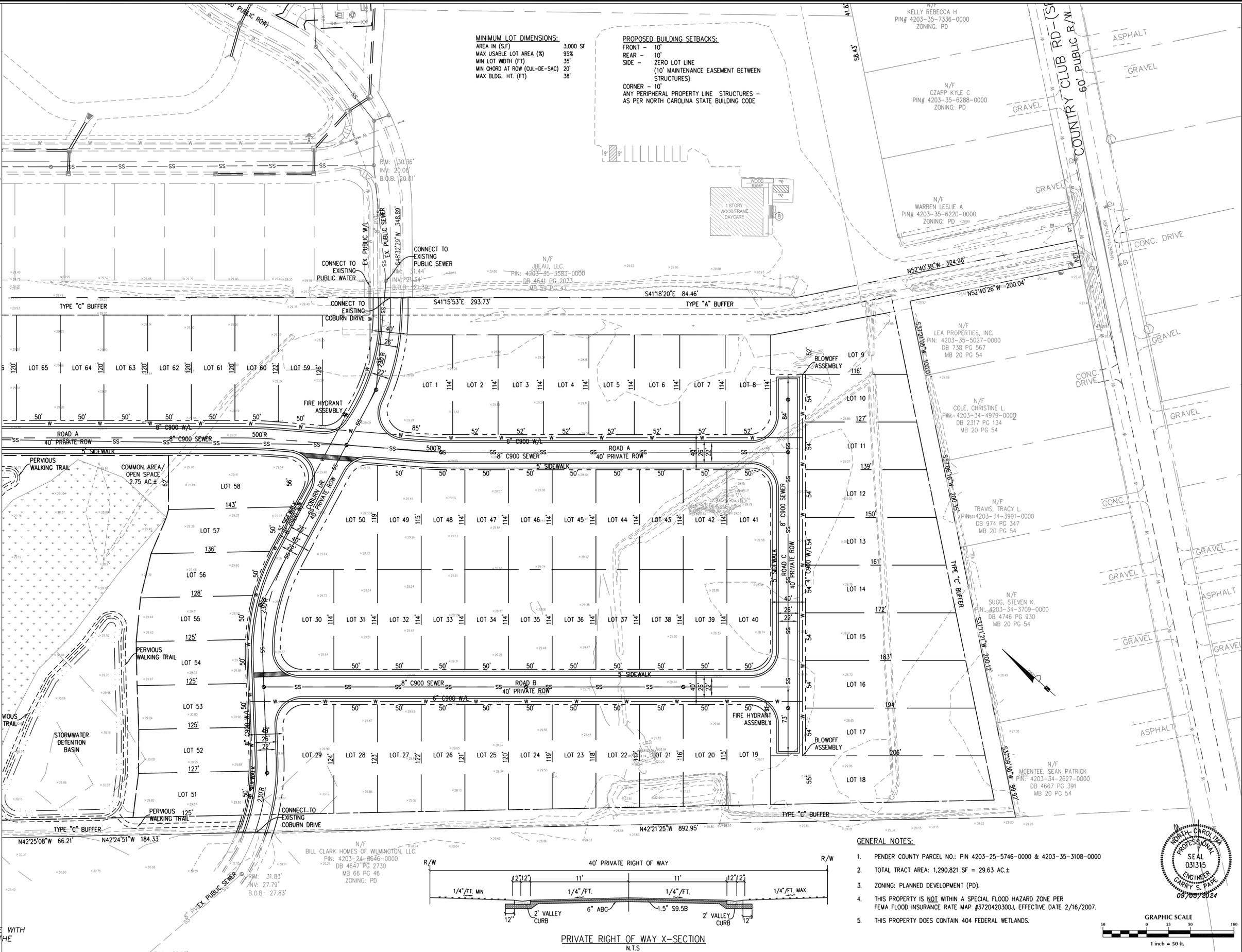
PROPOSED BUA

LOTS -	237,000 S.F.
IMPERVIOUS PAVEMENT -	112,200 S.F.
IMPERVIOUS CONCRETE -	15,650 S.F.
FUTURE -	39,500 S.F.
TOTAL -	404,350 S.F. (31.3%)

UTILITY DATA:
 TOTAL - 79 UNITS @ 400 GPD/UNIT = 31,600 GPD

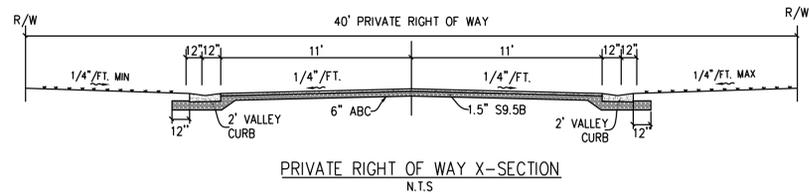
- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
 - PROJECT SHALL COMPLY WITH ALL CITY, STATE & FEDERAL REGULATIONS.

NOTE:
 ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE & THE STATE OF NORTH CAROLINA

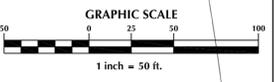


MINIMUM LOT DIMENSIONS:
 AREA IN (S.F.) 3,000 SF
 MAX USABLE LOT AREA (%) 95%
 MIN LOT WIDTH (FT) 35'
 MIN CHORD AT ROW (CUL-DE-SAC) 20'
 MAX BLDG. HT. (FT) 38'

PROPOSED BUILDING SETBACKS:
 FRONT - 10'
 REAR - 10'
 SIDE - ZERO LOT LINE (10' MAINTENANCE EASEMENT BETWEEN STRUCTURES)
 CORNER - 10'
 ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE



- GENERAL NOTES:**
- PENDER COUNTY PARCEL NO.: PIN 4203-25-5746-0000 & 4203-35-3108-0000
 - TOTAL TRACT AREA: 1,290,821 SF = 29.63 AC±
 - ZONING: PLANNED DEVELOPMENT (PD).
 - THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720420300J, EFFECTIVE DATE 2/16/2007.
 - THIS PROPERTY DOES CONTAIN 404 FEDERAL WETLANDS.



No.	Revision	Date	By

Designer	GSP	Scale	1" = 50'
Drawn By	GSP	Date	September 2024
License #	P-0718	Job No.	2023-0003

COVE LANDING
 Pender County
 North Carolina

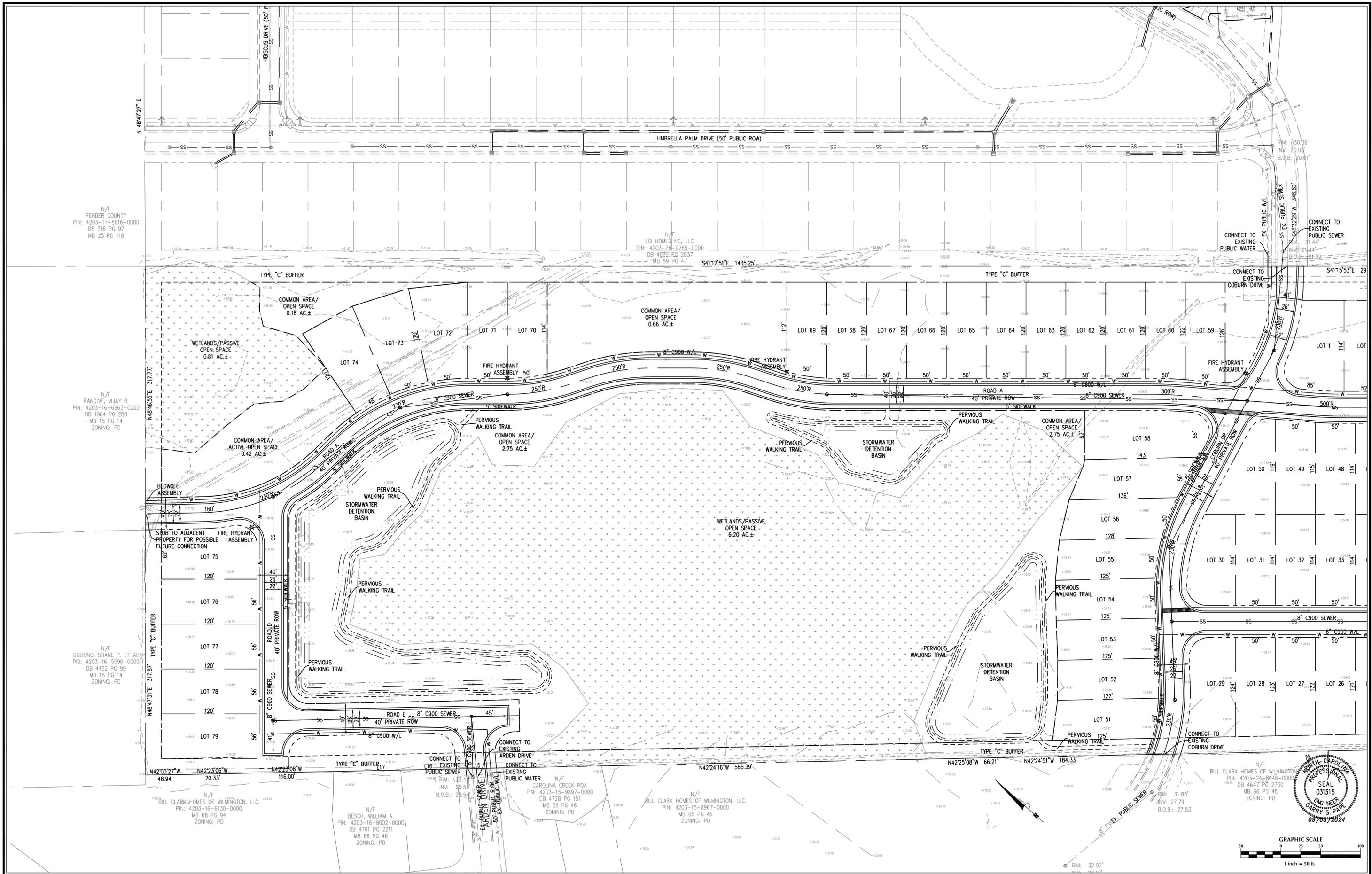
MASTER DEVELOPMENT PLAN

PREPARED FOR:
 McAdams Homes, LLC
 213 Racine Drive, Suite 100
 Wilmington, NC 28403
 910-799-3006

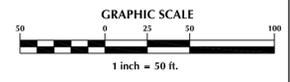
GSP CONSULTING, PLLC
 ENGINEERING
 213 Racine Drive, Suite 100 Wilmington, North Carolina 28403 tel: 910-442-7870 email: gsp@gsp-consulting.com

Sheet No.
C-1





N/F
 BILL CLARK HOMES OF WILMINGTON, LLC
 PIN: 4203-24-8646-0000
 DB 4647 PG 2730
 MB 66 PG 46
 ZONING: PD



No.	Revision	Date	By

Designer: GSP
 Drawn By: GSP
 License #: P-0718
 Scale: 1" = 50'
 Date: September 2024
 Job No.: 2023-0003

COVE LANDING
 Pender County
 North Carolina

MASTER DEVELOPMENT PLAN

PREPARED FOR:
 McAdams Homes, LLC
 213 Racine Drive, Suite 100
 Wilmington, NC 28403
 910-799-3006

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