

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

Scotts Hill Townhomes Amenity Area – Major Site

Case Number: SDP 2023-320

Application Type: Major Site Development

Applicant: Townhomes at Scotts Hill LLC

Owners: Townhomes at Scotts Hill LLC

Location: Along the eastern side of US HWY 17, approximately 775 feet from the intersection of US HWY 17 and Whitebridge Road.

Property ID #(s): 3281-29-4277-0000

Description: Major Site Development application for an amenity area for Scotts Hill Townhomes.

Current Zoning: PD, Planned Development

Technical Review Committee Meeting

February 1, 2023

Board of County Commissioners/Planning Board Meeting

N/A

Application Materials

Application Package

Proposed Site Plan

APPLICATION PACKAGE

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Major Site Development Plan Submission

Applications will be considered for the Technical Review Committee hearing and reviewed 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. _____ **Pre-submittal Meeting**
Date of Meeting _____ Dec 1, 2022
2. _____ **Signed Application**
3. _____ **Payment**
\$250
4. _____ **Paper Plan Sets**
Two (2) 24 x 36, Fifteen (15) 11 x 17
5. _____ **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. n/a _____ **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the perimeter of the project bounds.
7. n/a _____ **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. _____ **Permits**
Include any permits issued on the project including but not limited to: environmental, traffic, utility, or site specific conditions.
9. _____ **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards Section 6.3, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
(See Major Site Development Checklist)

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

Signature of Applicant

Date

1/18/23

Printed Name

Robert J. Hallis
Manager

Staff Initials: _____

Date: _____

Major Site Development Plan Specific Requirements

1. Major Site Development Application Submittal

- Site Plan (per Section 6.3)
 - Scale
 - North Arrow
 - All property information (zoning, setbacks, PIN #)
 - Adjacent property info (owner, zoning, use, PIN #)
 - References to any previously approved plans
 - Utility providers
 - All existing and proposed structures
 - Buffering (Section 8.2.6) & Landscaping (8.3)
 - Parking (Section 7.10)
 - Lighting
 - Cross Access Connections (Section 7.4.4)
 - AM/PM Peak Hour Trip Calculations (TIA required with 100 AM/PM trips or >1,000 trips per day)
 - Soil Erosion and Sedimentation Control Plan
 - Location of all environmental features
 - Stormwater management features
 - Proposed accesses, easements, streets, and sidewalks
- Permits received

2. TRC Meeting

- Site Plan Review
- Agency comments/requirements

3. Post-TRC Meeting

- Submit site plan with revisions
- Receive agency approvals
- Forward all agency approvals to Planning Staff.

4. Approval of Site Plan

- All TRC comments and agency requirements addressed
- Zoning approval allows for building permit process to begin
- Apply for building permits

5. Final Zoning

- Site Visit to check the following:
 - Landscaping
 - Buffering
 - Parking

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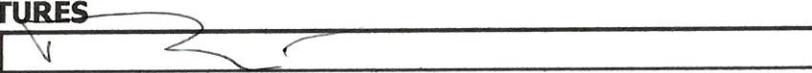
MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE			
Date:	Permit Number:	Permit Fee:	Invoice Number:
*Zoning Approval ONLY: YES / NO		Final Zoning Compliance Approved: YES / NO / N/A	
Type of Site Development Plan:	<input type="checkbox"/> Major	<input type="checkbox"/> Minor	
SECTION 1: GENERAL INFORMATION			
Applicant's Name:	Townhomes at Scotts Hill, LLC	Property Owner's Name:	Townhomes at Scotts Hill, LLC
Applicant's Address:	332 Military Cutoff Rd	Property Owner's Address:	332 Military Cutoff Rd
City, State, & Zip	Wilmington, NC 28405	City, State, & Zip	Wilmington, NC 28405
Phone Number:		Phone Number:	
Email Address:		Email Address:	
Legal relationship of applicant to land owner:			
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3281-29-4277-0000	Total property acreage:	+/- 1.0 ac
Zoning :	PD	Acreage to be disturbed:	+/- 1.0 ac
Directions to Site:	Hwy 17 to Whitebridge Rd		
Lot Size: +/- 1.0 ac	Sq Ft of Building: 5,478 sf combined	Building Height: 35' or less	
Setbacks	Front: 25'	Side: 15'	Rear: 25'
NAICS Code/Use:			
Business Name:	Clubhouse for neighborhood - no name		
Describe activities to be undertaken on project site:	Neighborhood amenity		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public			

**If the applicant is not the owner of the property, a notarized letter from the property owner may be required*

**Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...*

SECTION 4: ADDITIONAL COMMENTS	

SECTION 5: SIGNATURES			
Applicant:		Date:	11/8/23
Owner:		Date:	
Planning Staff:		Date:	

SITE PLAN(S)

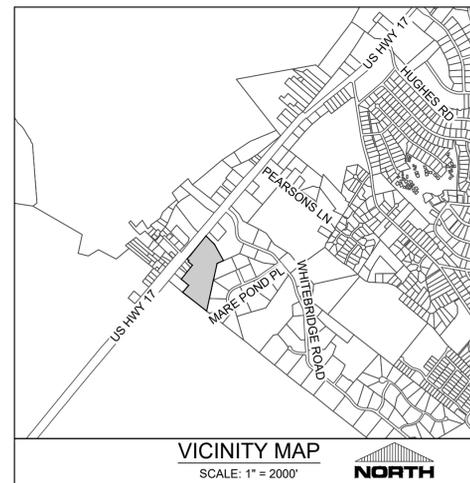
TOWNHOMES AT SCOTTS HILL

PENDER COUNTY, NORTH CAROLINA

AMENITY MAJOR SITE PLAN

JANUARY 2023

APPLICANT:
TOWNHOMES AT SCOTTS HILL, LLC
 10 SOUTH CARDINAL DR
 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.

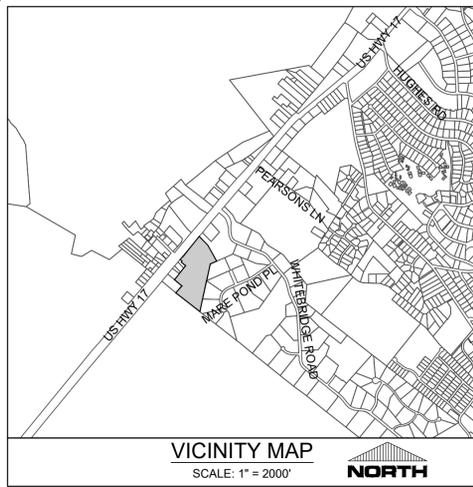
CONTACT "CAROLINA ONE CALL" AT
 1-800-632-4949

CONTACT THESE UTILITIES

PENDER COUNTY PLANNING AND COMMUNITY DEVELOPMENT ATTN: TRAVIS HENLEY PH: 910-259-1734	PENDER COUNTY UTILITIES (WATER) ATTN: KENNETH KEEL PH: 910-259-0212
PIEDMONT NATURAL GAS ATTN: CARL PAQUET PH: 910-350-2242	DUKE ENERGY ATTN: KEVIN LEATHERWOOD PH: 910-602-4304
PLURIS HAMPSTEAD, LLC (SEWER) ATTN: RANDY HOFFER PH: 910-327-2880	BELL SOUTH ATTN: STEVE DAYVAULT PH: 910-341-0741
EMERGENCY DIAL 911 POLICE - FIRE - RESCUE	TIME WARNER CABLE PH: 910-763-4639

TOWNHOMES AT SCOTTS HILL AMENITY MAJOR SITE PLAN									
PROJECT # 21125.PE	JANUARY 2023								
SHEET INDEX									
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th>SHEET NUMBER</th><th>SHEET TITLE</th></tr></thead><tbody><tr><td>C-0.0</td><td>COVER SHEET</td></tr><tr><td>MSP-1</td><td>SITE PLAN</td></tr><tr><td>C-3.0 - C-3.1</td><td>EROSION CONTROL PLAN</td></tr></tbody></table>	SHEET NUMBER	SHEET TITLE	C-0.0	COVER SHEET	MSP-1	SITE PLAN	C-3.0 - C-3.1	EROSION CONTROL PLAN	
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C-0.0	COVER SHEET								
MSP-1	SITE PLAN								
C-3.0 - C-3.1	EROSION CONTROL PLAN								
PROJECT CONSULTANTS									
APPLICANT TOWNHOMES AT SCOTTS HILL, LLC 10 SOUTH CARDINAL DRIVE WILMINGTON, NC 28403 CONTACT: ROBERT HOLLIS	ENGINEER/LAND PLANNER/LANDSCAPE ARCHITECT PARAMOUNTE ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NC 28403 CIVIL: GERALD BURKS, PE (910-791-6707) LANDSCAPE ARCHITECT: JIM CIRELLO, RLA (910-791-6707)	SURVEYOR PARAMOUNTE ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NC 28403 JOSH TAYLOR, PLS (910-791-6707)							
PREPARED BY: PARAMOUNTE ENGINEERING, INC. 122 Cinema Drive Wilmington, North Carolina 28405 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846									

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION



SITE INFORMATION
PREVIOUSLY APPROVED MASTER DEVELOPMENT PLAN 2021-031

APPLICANT INFORMATION: TOWNHOMES AT SCOTT'S HILL, LLC
10 S CARDINAL DR
WILMINGTON, NC 28403

OWNER: TOWNHOMES AT SCOTT'S HILL LLC
10 S CARDINAL DR
WILMINGTON, NC 28403

PIN: 3281-29-4277-0000
476512244

DEED BOOK / PAGE: 476512244

TOTAL PROJECT SITE AREA: ± 20.38 ACRES
AMENITY SITE AREA: ± 1.0 ACRE

DEED BOOK / PAGE: 47652244

EXISTING ZONING: PD
PROPOSED ZONING: N/A

CURRENT LAND USE: VACANT LAND
PROPOSED USE: MULTIFAMILY RESIDENTIAL

TOWNSHIP: TOPSAIL

CAMA LAND USE PLAN DESIGNATION: NEIGHBORHOOD MIXED USE

SETBACK REQUIREMENTS
FRONT SETBACK ALONG COLLECTOR RD: 15'
SIDE SETBACK: 15'
REAR SETBACK: 25'
BUILDING SEPARATION: 18' MIN.
BUILDING HEIGHT: 35' MAX

FLOODPLAIN NOTES
1. THIS PARCEL IS IN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FEMA FLOOD PANEL 3720328200J WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.

WETLAND NOTES
1. THERE ARE WETLANDS ON THE PARENT PARCEL OF THE PROPERTY, BUT NONE WITHIN THE BOUNDARY OF THE AMENITY
2. REFER TO APPROVED MDP 2021-131

PARKING CALCULATIONS - OVERALL SITE (APPROVED WITH MDP 2021-031)

	REQUIRED	PROPOSED
29 QUADRAPLEX BUILDINGS (2 SPACES / UNIT)	232 SPACES	281 SPACES
9 COTTAGE HOMES (2 SPACES / UNIT)	18 SPACES	18 SPACES
TOTAL PARKING	250 SPACES	279 SPACES

AMENITY PARKING CALCULATIONS
CALCULATIONS BASED ON COMMERCIAL - OUTDOOR RECREATION USE CATEGORY

	REQUIRED	PROVIDED
ENCLOSED FLOOR AREA (1 SPACE / 500 SF) = 5,478 SF / 500	11	11
OUTDOOR USE AREA (1 SPACE / 1,000 SF) = 10,000 SF / 1,000	10	21 (SEE OVERALL SITE CALCULATIONS ABOVE)
TOTAL PARKING	21	21

INTERNAL LANDSCAPING
1. NO LANDSCAPING IS REQUIRED WITHIN THE BOUNDARY OF THE AMENITY AREA - REFER TO APPROVED MASTER DEVELOPMENT PLAN 2021-31

BUFFER NOTES
1. NO BUFFERS ARE REQUIRED AT THE AMENITY AREA - REFER TO APPROVED MASTER DEVELOPMENT PLAN 2021-31

POOL
1. A ENGINEERED SET OF PLANS WILL BE PROVIDED WITH THE BUILDING PERMIT APPLICATION, INCLUDING THE LOCATION FOR THE OUTLET OF POOL BACKWASH

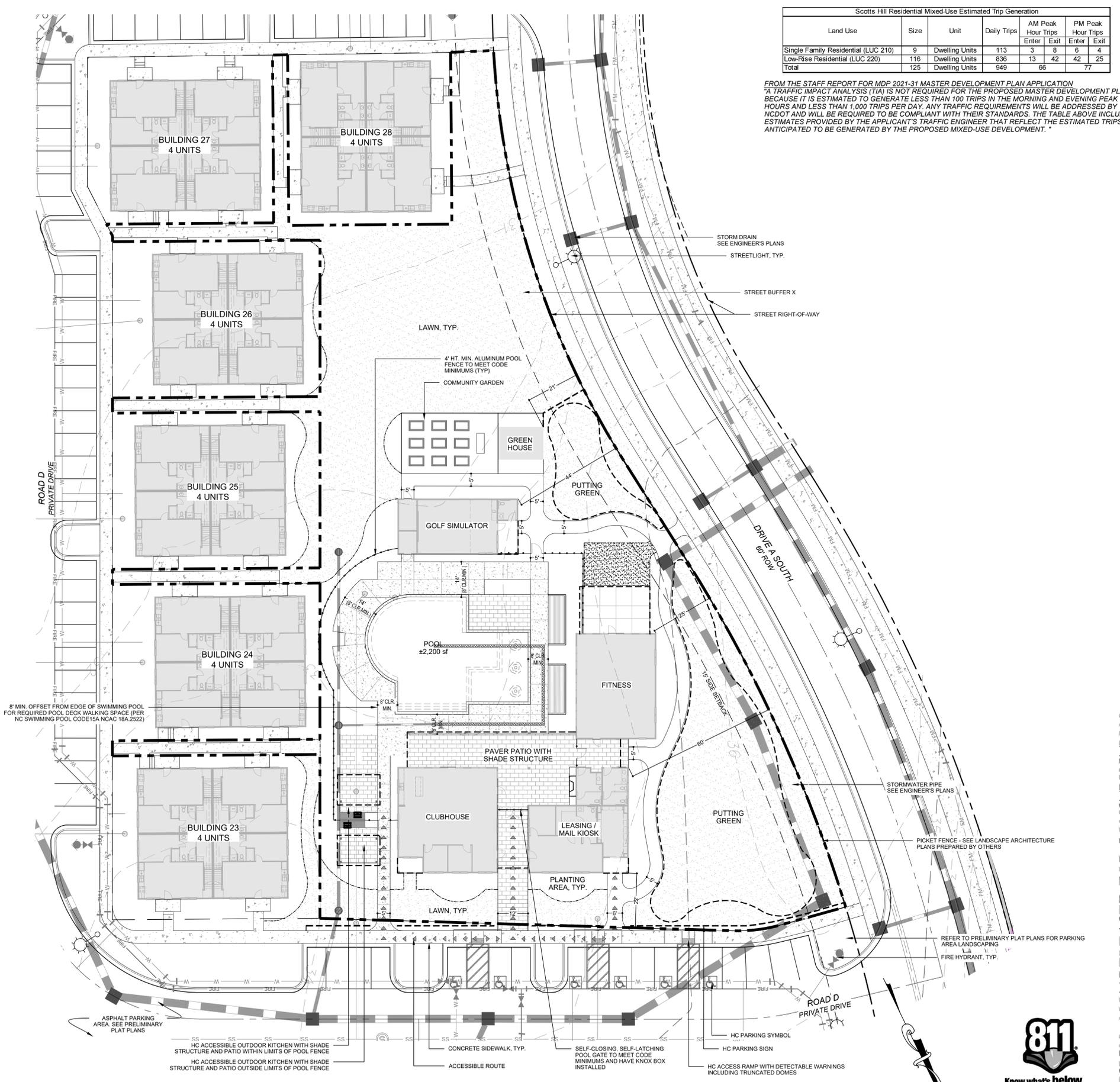
HISTORICAL & ARCHAEOLOGY NOTES
1. NO KNOWN HISTORIC OR ARCHAEOLOGICAL SITES EXIST ON ANY OF THE SUBJECT PARCELS.

FLOODPLAIN NOTES
1. NO PORTION OF THE SUBJECT SITE LAYS WITHIN A DESIGNATED FLOOD ZONE PER FRIS EFFECTIVE FIRM MAP 3720420300J, DATED FEBRUARY 16, 2007.

UTILITIES
1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING & UTILITIES; AND SEWER UTILITIES WILL BE COORDINATED WITH PLURIS.

SIGNS
1. ALL PROPOSED SIGNS SHALL CONFORM TO PENDER COUNTY UDO 9.6.1 FOR PERMANENT SIGNS FOR SUBDIVISIONS AND RESIDENTIAL DEVELOPMENTS AND SHALL BE SUBMITTED UNDER SEPARATE PERMIT AS OUTLINED IN ARTICLE 9, SECTION 9.2.

CONDITIONS OF APPROVAL - MDP 2021-131
1. A MULTISENSE PATH SHALL BE CONSTRUCTED ALONG ONE SIDE OF THE COLLECTOR STREET RUNNING PARALLEL TO US HWY 17 AND ONE SIDE OF THE COLLECTOR STREET CONNECTING TO US HWY 17.
2. SIDEWALKS OR OTHER EQUIVALENT PEDESTRIAN INFRASTRUCTURE SHALL BE CONSTRUCTED ALONG AT LEAST ONE SIDE OF EVERY RIGHT-OF-WAY OR DRIVE AISLE.
3. THE PROJECT SHALL BE DESIGNED SO THAT THE POST DEVELOPMENT RUNOFF FROM THE PROJECT BE NO MORE THAN TEN (10) PERCENT MORE THAN THE PRE-DEVELOPMENT RUNOFF FOR THE 10-, 25-, AND 50-YEAR RETURN PERIOD EVENTS AND BE ANALYZED FOR THE 100-YEAR EVENT.
4. INFORMATIONAL SIGNS TO BE INSTALLED AT 500 FT INTERVALS ALONG ALL DELINEATED WETLAND BOUNDARIES WITHIN PLATTED OPEN SPACE, AND TO BE MAINTAINED BY THE HOA AND REPLACED AS NECESSARY. THE APPLICANT SHALL INCLUDE THIS PROVISION IN THE RECORDED COVENANTS AND RESTRICTIONS FOR THE DEVELOPMENT IN PERPETUITY.

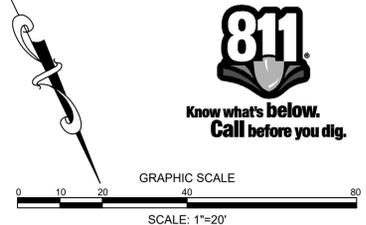


Scotts Hill Residential Mixed-Use Estimated Trip Generation

Land Use	Size	Unit	Daily Trips	AM Peak		PM Peak	
				Enter	Exit	Enter	Exit
Single Family Residential (LUC 210)	9	Dwelling Units	113	3	8	6	4
Low-Rise Residential (LUC 220)	116	Dwelling Units	836	13	42	42	25
Total	125	Dwelling Units	949	66	66	77	77

FROM THE STAFF REPORT FOR MDP 2021-31 MASTER DEVELOPMENT PLAN APPLICATION
A TRAFFIC IMPACT ANALYSIS (TIA) IS NOT REQUIRED FOR THE PROPOSED MASTER DEVELOPMENT PLAN BECAUSE IT IS ESTIMATED TO GENERATE LESS THAN 100 TRIPS IN THE MORNING AND EVENING PEAK HOURS AND LESS THAN 1,000 TRIPS PER DAY. ANY TRAFFIC REQUIREMENTS WILL BE ADDRESSED BY NCDOT AND WILL BE REQUIRED TO BE COMPLIANT WITH THEIR STANDARDS. THE TABLE ABOVE INCLUDES ESTIMATES PROVIDED BY THE APPLICANT'S TRAFFIC ENGINEER THAT REFLECT THE ESTIMATED TRIPS ANTICIPATED TO BE GENERATED BY THE PROPOSED MIXED-USE DEVELOPMENT.

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR.
SIGNATURE: _____
DATE: _____
SITE PLAN VALID FOR TWO YEARS FROM APPROVAL DATE.



REVISIONS:

CLIENT INFORMATION:
TOWNHOMES AT SCOTT'S HILL, LLC
10 SOUTH CARDINAL DRIVE
WILMINGTON, NC 28403

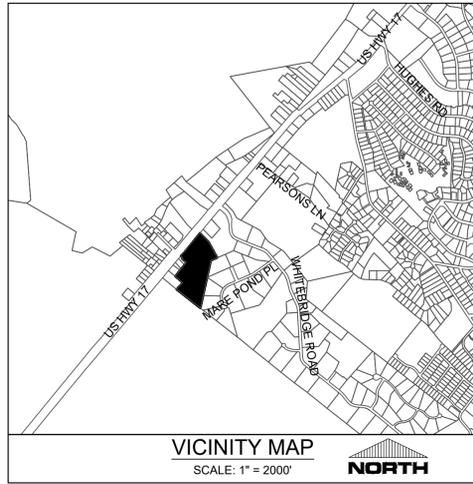
PARAMOUNT ENGINEERING INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6766 (F)
N.C. License #: C-2846

SITE PLAN
AMENITY MAJOR SITE PLAN
TOWNHOMES AT SCOTT'S HILL
PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS:
CONCEPTUAL LAYOUT:
FINAL DESIGN LAYOUT:
RELEASED FOR CONSTRUCTION:
DRAWING INFORMATION:
DATE: 01/19/23
SCALE: 1" = 20'
DRAWN BY: JNC
CHECKED: JTC

SEAL
MSP-1
PEI JOB#: 21125.PE

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION



PROJECT SITE:
 LATITUDE = N34°20'52", LONGITUDE = W77°43'58"

1. SEE GENERAL NOTES (C-1.0) AND DETAILS FOR MORE INFORMATION.
2. TOTAL LIMITS OF DISTURBANCE = 17.1 ACRES
3. 404 WETLAND DELINEATION PERFORMED BY LAND MANAGEMENT GROUP AND LINE SURVEYED BY MICHAEL UNDERWOOD AND ASSOCIATES, PA.
4. SEE SHEET C-3.1 FOR PIPE SCHEDULE FOR TEMPORARY PIPES.
5. CONTRACTOR TO MAINTAIN GREATER THAN MINIMUM COVER REQUIREMENTS FOR TRAFFIC LOADING CONDITIONS PER MANUFACTURER SPECIFICATIONS ON ALL PERMANENT CULVERT CROSSINGS.

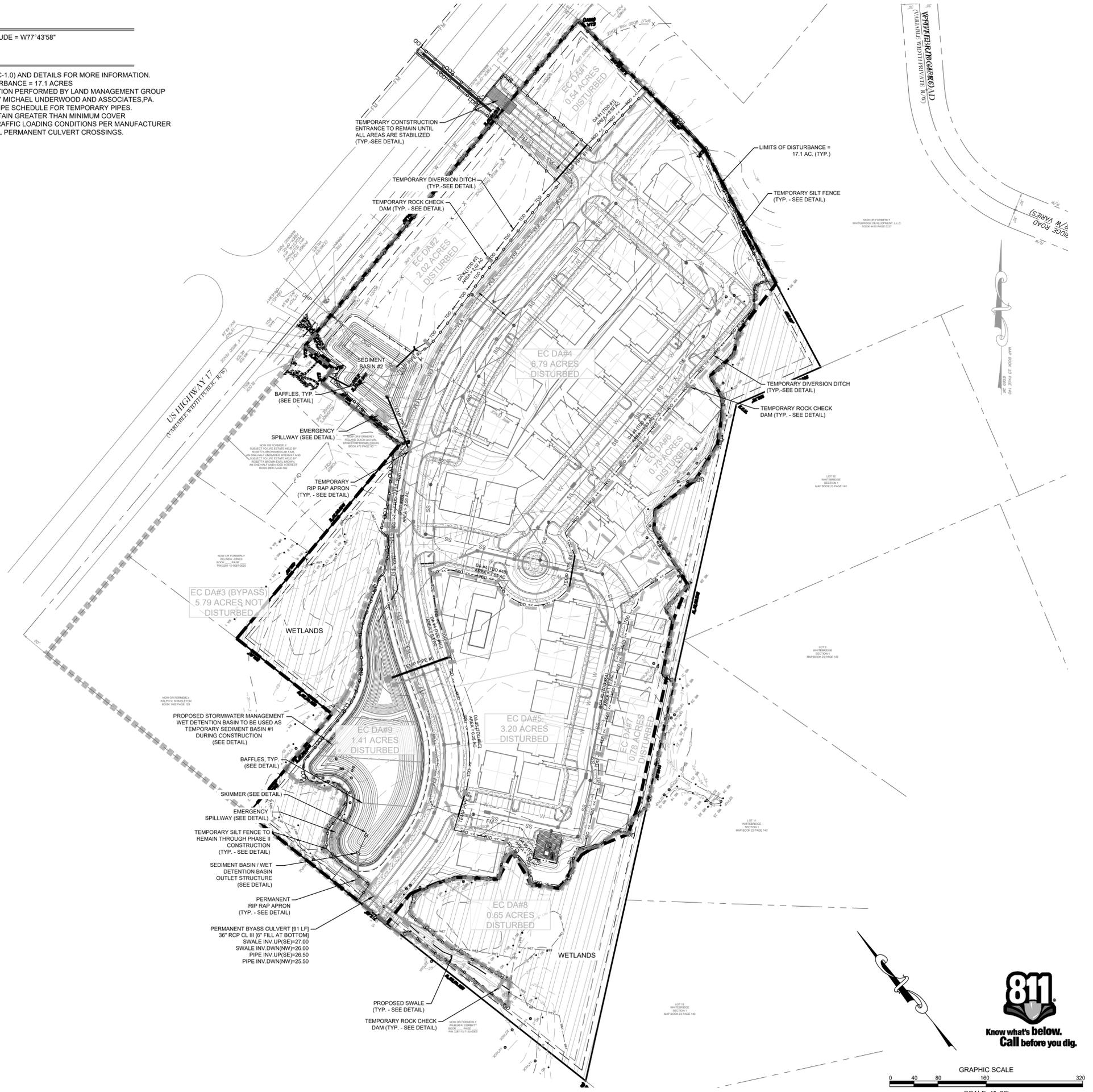
LEGEND:

- 16 — EXISTING CONTOUR
- 29 — PROPOSED CONTOUR
- — LIMITS OF DISTURBANCE
- ▨ SILT FENCE
- ▨ DITCH PLUG
- ▨ CONSTRUCTION ENTRANCE
- ▭ EC DRAINAGE AREA
- ▨ TEMPORARY DIVERSION DITCH
- ▨ PROPOSED EASEMENT
- ▨ RIP RAP APRON
- ▨ 404 WETLANDS
- ▭ SSB #1 SKIMMER SEDIMENT BASIN
- ▭ TST#1 TEMPORARY SEDIMENT TRAP
- ▨ WETLAND IMPACT
- ▭ PROPOSED STORM DRAIN STRUCTURE
- ▭ PROPOSED STORM SEWER

TEMPORARY PIPE SCHEDULE FOR PHASE I CONSTRUCTION

PIPE NO.	Length (ft)	Material	Pipe Size (in)	Slope (%)	Inv. Up (ft)	Inv. Down (ft)
1	78	HDPE	12	0.30	41.56	41.33
2	43	HDPE	24	1.16	39.50	39.00
3	96	RCP III	24	2.25	36.00	33.84
4	52	HDPE	24	0.30	29.50	29.30
5	38	HDPE	24	0.50	27.90	27.70
6	99	RCP III	36	0.50	26.50	26.00

NOTE: CONTRACTOR TO MAINTAIN 2' COVER OVER PIPE



FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

PHASE I EROSION CONTROL PLAN
 TOWNHOMES AT SCOTT'S HILL
 PENDER COUNTY
 NORTH CAROLINA

PROJECT STATUS:
 CONCEPTUAL LAYOUT:
 PRELIMINARY LAYOUT:
 RELEASED FOR CONST:

DRAWING INFORMATION:
 DATE: 02/04/22
 DESIGNED: GJB
 DRAWN: GJB
 CHECKED: GJB

SEAL: **811**
 SOUTH CAROLINA
 ENGINEER
 GERALD J. BURKS
 050783
 2/04/2022

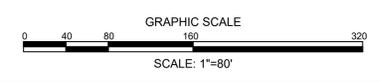
C-3.0
 PEI JOB#: 21125.PE

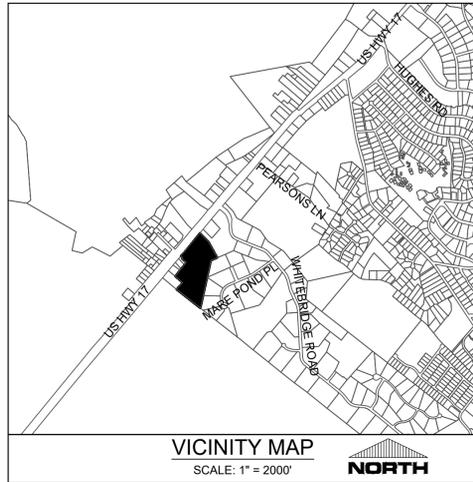
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 122 Cinema Drive
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 (910) 791-6707 (O) (910) 791-6766 (F)
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REVISIONS:

NO.	DESCRIPTION

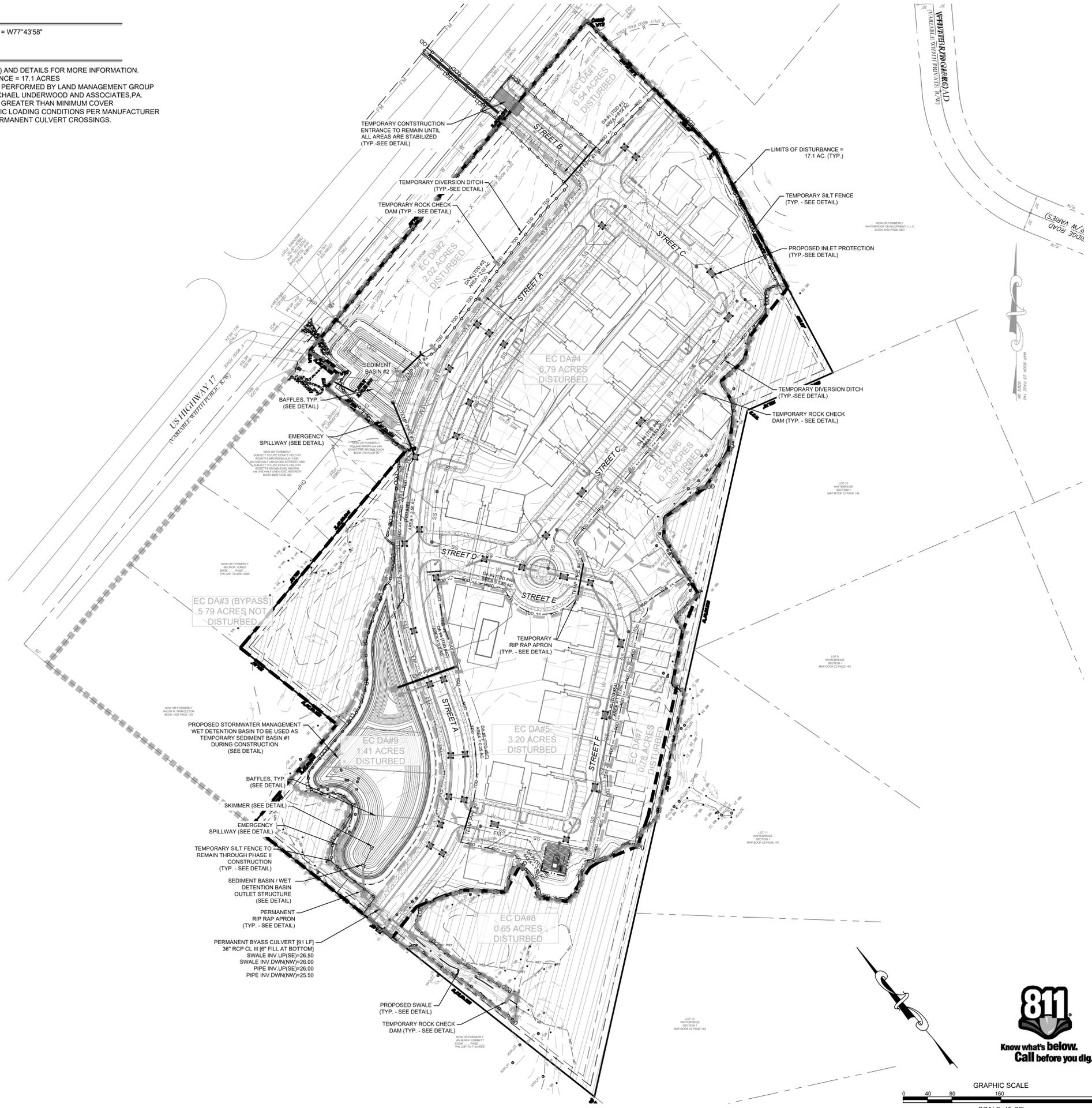




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	WETLAND IMPACT
	PROPOSED STORM DRAIN STRUCTURE
	PROPOSED STORM SEWER



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PHASE II EROSION CONTROL
PLAN
TOWNHOMES AT SCOTT'S HILL
PENDER COUNTY
NORTH CAROLINA

PROJECT STATUS	CONCEPTUAL LAYOUT: PRELIMINARY LAYOUT: RELEASED FOR CONST.
DRAWING INFORMATION	DATE: 02/04/22 DESIGNED: GJB DRAWN: GJB CHECKED: TSE



C-3.1

PEI JOB#: 21125.PE

REVISIONS:

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Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6766 (F)
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